



GRASSROOTS
REALTY GROUP

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**58 Martingrove Way NE
Calgary, Alberta**

MLS # A2211440



\$579,700

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,450 sq.ft.	Age:	1985 (40 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Asphalt, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: NONE

LOCATION !!!! LOCATION!!!! NICE 2 STOREY 5 BEDROOMS, 4 BATH WITH SEPERATE WALK UP ENTRANCE TO THE BASEMENT MAIN LEVEL HAS LIVING ROOM KITCHEN WITH DINING AREA , FAMILY ROOM, 2 PC BATH AND 2 EXIT DOORS .ONE FROM LIVING ROOM TO BACK YARD AND THE OTHER EXIT DOOR FROM FAMILY ROOM TO ATTACH GARAGE . UPPER LEVER MASTER BEDROOM WITH FULL BATH INSUITE . 2 OTHER GOOD SIZE BEDROOM AND FULL BATH . DRIVEWAY WITH SINGLE ATTACH GARAGE . CLOSE TO ALL AMENITES . COME AND SEE IT