

52 Martinridge Way NE
Calgary, Alberta

MLS # A2166680



\$574,900

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|------------------|----------------------------|---------------|-------------------|
| Division: | Martindale | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,013 sq.ft. | Age: | 1992 (32 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

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|--------------------|------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |

Inclusions: N/A

Welcome to your dream home! This IMPECCABLY RENOVATED 4-level split, complete with a FULLY FINISHED BASEMENT and a double detached garage, is nestled in the highly sought-after community of Martindale. Upon entering through the formal front entrance, you're welcomed by an expansive open-concept main level, showcasing vaulted ceilings, luxurious vinyl plank flooring, and a chef's dream kitchen. The kitchen features a sleek subway tile backsplash, stainless steel appliances, including a double-door refrigerator, dishwasher, Dacor gas range, and a premium chimney hood fan. At the heart of this beautiful home is the oversized kitchen island, perfect for entertaining, which flows seamlessly into the living room, where a cozy gas fireplace invites you to unwind. Upstairs, you'll find two generously sized bedrooms, including the primary bedroom, and a stylish 4-piece bathroom. The bright and spacious lower level offers a spacious rec room, bathed in natural light from oversized windows, alongside a beautifully designed modern kitchen with elegant stainless steel appliances. The fully finished basement completes the home with two additional bedrooms featuring newly installed egress windows, and a beautifully appointed 3-piece bathroom with a walk-in shower, plus a convenient washer and dryer. Step outside through the side entrance to enjoy the private backyard, featuring a detached 2-car garage. This home exudes pride of ownership, with a new roof and siding added in 2021. Ideally located near the CTrain, schools, The Genesis Centre, and Stoney Trail, this home blends convenience with modern elegance. Don't miss your opportunity—schedule a private viewing today!