

8 Martinglen Mews NE
Calgary, Alberta

MLS # A2185081



\$599,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,044 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Street Lighting, Rectangular L		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: NA

Welcome to this fully renovated East facing home that feels brand new, featuring Double detached garage, illegal basement suite, 4 bedrooms and 2 full bathrooms and 2 half bathrooms, located in the highly desirable community of Martindale. This house includes new flooring, a modern kitchen with quartz countertops, new triple pane windows, fresh paint, stainless steel appliances, updated doors, an electric fireplace in the living area and stylish light fixtures. The main floor boasts a bright living area, a brand-new kitchen with ample counter space and storage, a spacious dining area, and a convenient powder room. Upstairs, you’ll find 3 well-appointed bedrooms and a full bathroom and a half bathroom, including a primary bedroom with a 2pc en-suite, while the other 2 bedrooms share a modern, common bathroom. The fully developed basement offers additional living space with its own private side entrance, a new kitchen, a full bathroom, and a generous family area that can be used as a recreational room or guest room. This home is move-in ready with all the modern upgrades you desire, offering both comfort and style in a prime location.