

**96 Martinvalley Crescent NE
Calgary, Alberta**

MLS # A2186738



\$649,900

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,113 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Garden, No Neighbours B		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome Home | Bi-Level | 1100+SQFT | 5-Bedrooms | 3 Bathrooms | Open Floor Plan | Walking to Saddle town station | Dream Kitchen | Double Detached car Garage | Spacious North East facing Yard & Much More | This Extraordinary opportunity to own this well kept home in the modern community of Martindale N.E. The main floor features a Master bedroom with a large 2 pc ensuite & a closet, 2 Additional bedrooms with an additional 3pc bathroom. Open concept Living, The modern & updated kitchen has plenty of cupboards and premium Quartz countertops and the breakfast nook is ideal for eating quick meals on the run. Downstairs-(basement) you will find illegal Suite with its separate entrance along with a large Rec/Family room, private capacious kitchen, 2 bedrooms, 4pc Bath, laundry. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!