

51 Martinview Crescent NE
Calgary, Alberta

MLS # A2202133



\$549,900

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,245 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Partially Finished, See Remarks, Walk-Out	Utilities:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: None

****OPEN HOUSE! Saturday, March 15: 2-4pm!**** Don't miss this incredible opportunity to own a SPACIOUS, well-maintained family home offering almost 1,800sqft of developed living space, including 4 bedrooms and 3 full bathrooms! Step inside to a BRIGHT and AIRY living/dining area featuring soaring VAULTED CEILINGS and LARGE WINDOWS, complemented by a SKYLIGHT that fills the space with NATURAL LIGHT. The eat-in kitchen boasts classic OAK CABINETRY, some UPDATED APPLIANCES, and ample room for a dining set. Conveniently, the kitchen provides direct access to the DOUBLE OVERSIZED FRONT-ATTACHED GARAGE, which features a wheelchair lift (the original staircase is available if preferred). The upper level offers three generously sized bedrooms and two full bathrooms. The master suite includes a PRIVATE BALCONY, space for a king-sized bed, a double closet, and a 3-piece ENSUITE. The two secondary bedrooms share the main bath. The third level is a bright WALKOUT, leading directly to the SUNNY SOUTH-FACING BACKYARD with NO NEIGHBOURS BEHIND. This level includes a cozy family room with gorgeous OAK BUILT-INS, a WOOD-BURNING FIREPLACE (with gas log lighter), a fourth bedroom, and an additional 4-piece bathroom. The lower level is undeveloped, providing endless potential for additional living space. A cold room offers extra storage, and the laundry room is conveniently located here. This home has been well cared for over the years, with key updates including a 2-year-old hot water tank and humidifier, as well as a replaced motor and circuit board in the furnace. The exterior features durable STUCCO SIDING, and the roof was replaced in 2012. Fantastic Location! Situated on a LARGE LOT in a highly convenient neighbourhood, this home is just STEPS FROM A

PLAYGROUND, within WALKING DISTANCE TO TWO SCHOOLS AND SHOPPING COMPLEX, close to PUBLIC TRANSIT and the LRT station which is just over 1 km away. This is a perfect home for a large/extended family or for investment potential! ****WATCH 360 VIDEO IN VIRTUAL TOUR LINK!****