

**87 Martinwood Road NE**  
**Calgary, Alberta**

**MLS # A2209791**



**\$599,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

Fully finished and recently renovated bungalow with double detached garage located in the friendly community of Martindale. The main floor features an inviting entrance with Vaulted Ceiling, family room, dining room, and a beautiful RECENTLY RENOVATED Kitchen Granite counters with plenty of cabinet space. Completed with a spacious master bedroom with ensuite, there are also two more comfortable sized bedrooms and a 4 piece bathroom. This beautiful home is complemented with a fully finished basement illegal suite (illegal) with 2 bedrooms, 4 piece bathroom, a kitchen, Den and a spacious living room. Fully landscaped with a south facing backyard alongside a back alley, this is the perfect home for you and your family. Close to all amenities