



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**131 Martinridge Grove NE**  
**Calgary, Alberta**

**MLS # A2284895**



**\$599,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	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		

**Inclusions:** N/A

Welcome to this well-maintained 4-level split home in the vibrant community of Martindale NE! This spacious property offers a functional multi-level layout with plenty of room for growing families. The main floor features a bright living room, a generous kitchen with ample cabinetry and a dining area perfect for entertaining. Upstairs you'll find 3 comfortable bedrooms and a 2 full bath, while the lower levels provide additional living space ideal for a family room, 2 bedrooms, full bath, kitchen, laundry and a recreation area. The private backyard offers great potential for summer enjoyment, and the property is conveniently located close to schools, parks, public transit, shopping, and major roadways. A fantastic opportunity for first-time buyers or investors!