



GRASSROOTS
REALTY GROUP

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124 Martinwood Court NE
Calgary, Alberta

MLS # A2309394



\$465,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,286 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	None
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: Washer, Dryer, Stove-Electric, Hood-Fan, Refrigerator, Garage Door Opener-1

Welcome to this beautiful, bright, clean, 3 bedroom 2 $\frac{1}{2}$ bath house located in a quiet cul-de-sac located in the community of Martindale. Updated kitchen with newer high quality cabinets. Huge master bedroom includes walk in closet. This home has clean laminate flooring through upper level & main levels. 2 pc bathroom on main level, 3 pc bathroom in basement another full bathroom on upper level. Fully finished basement has good size family room, and den. Fully fenced south facing sunny backyard. This homes comes with an oversize Double Detached Garage which would be a boon for Calgary winters. Martindale is an established community with schools , excellent connectivity to transit (LRT) , parks and shopping. Possession is negotiable. House has received a fresh coat of paint and touch ups. Furnace ducts were recently serviced and cleaned. Possession is negotiable.