



GRASSROOTS
REALTY GROUP

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51 Martinridge Grove NE
Calgary, Alberta

MLS # A2310199



\$570,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,305 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Kitchen Island		

Inclusions: none

EXTENSIVELY RENOVATED HOUSE WITH NEW KITCHENS,NEW BATHROOMS,NEW ROOF,NEW CORTEZ COUNTER TOPS,NEW BASEMENT WINDOWS,NEW PAINT, NEW KNOCK DOWN CEILING,NEW FLOORING,NEW DOORS,NEW ELECTRIC FIRE PLACE IN THE LIVING ROOM,NEW SHINY KITCHEN CABINETS,NEW APPLIANCES AND THE LIST GOES ON. HOUSE COMES WITH 3 BEDROOMS ON UPPER LEVEL MASTER WITH FULL BATH ENSUITE AND AN OTHER BATH UPPER LEVEL. MAIN LEVEL WITH HUGE LIVING ROOM WITH FIRE PLACE AND KITCHEN WITH TILES AND NEW STAINLESS STEEL APPLIANCES. FULLY FINISHED BASEMENT WITH 2 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE AND SEPARATE LAUNDRY WITH ALL NEW APPLIANCES. DOUBLE DETACHED GARAGE. VACANT FOR QUICK POSSESSION..CLOSE TO BUS,SCHOOLS,SHOPPING,SIKH TEMPLE.VERY EASY TO SHOW. HOUSE SHOWS EXCELLENT. A MUST TO SEE TO APPRECIATE. YOU CANNOT AFFORD TO MISS THIS ONE.SELLER WILL PROVIDE EXISTING REAL PROPERTY REPORT TO THE BUYER.