



GRASSROOTS
REALTY GROUP

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16 Martinridge Way NE
Calgary, Alberta

MLS # A2318869



\$450,000

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	988 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Carport, Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Level, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Vaulted Ceiling(s)		

Inclusions: n/a

Discover the charm of this beautiful, well kept, 4-level split home in the family-friendly community of Martindale! Boasting great curb appeal, this home has been lovingly maintained by it's owner. The main floor features a spacious Living room with vaulted ceilings and a cozy fireplace, a designated dining area, and a large kitchen. The gourmet kitchen is beautifully designed with ample cabinet space, granite countertops, stainless steel appliances, and a large kitchen island. Upstairs, you will find TWO good-sized bedrooms and a 4 pc. bathroom. As you head down to the lower level, you will see a bright, huge Recreation room complete with a wet bar- ideal for hosting large family gatherings. The 4th level offers an oversized bedroom with a large makeup station and a spacious walk-in closet. A 3-pc bathroom/ laundry area, and a large crawl space for extra storage complete this level. Outside, the double detached garage and single covered carport allow for three vehicles at any time, plus plenty of street parking out front. The siding, shingles, eavestrough, downspout have been replaced. Hot water tank approx. 5 years old. Schedule your showing today to make this home yours!