



**GRASSROOTS**  
REALTY GROUP

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92 Martinwood Road NE  
Calgary, Alberta

MLS # A2332219



**\$529,900**

|           |                          |        |                   |
|-----------|--------------------------|--------|-------------------|
| Division: | Martindale               |        |                   |
| Type:     | Residential/House        |        |                   |
| Style:    | 4 Level Split            |        |                   |
| Size:     | 993 sq.ft.               | Age:   | 1992 (34 yrs old) |
| Beds:     | 5                        | Baths: | 3                 |
| Garage:   | Alley Access, Off Street |        |                   |
| Lot Size: | 0.07 Acre                |        |                   |
| Lot Feat: | Back Lane                |        |                   |

|             |                                                                      |            |       |
|-------------|----------------------------------------------------------------------|------------|-------|
| Heating:    | Forced Air, Natural Gas                                              | Water:     | -     |
| Floors:     | Carpet, Tile, Vinyl Plank                                            | Sewer:     | -     |
| Roof:       | Asphalt Shingle                                                      | Condo Fee: | -     |
| Basement:   | Full                                                                 | LLD:       | -     |
| Exterior:   | Vinyl Siding, Wood Frame                                             | Zoning:    | R-C1N |
| Foundation: | Poured Concrete                                                      | Utilities: | -     |
| Features:   | Granite Counters, No Animal Home, Open Floorplan, Vaulted Ceiling(s) |            |       |

Inclusions: N/A

Welcome to this beautifully updated and meticulously maintained home, offering the perfect blend of style, comfort, and functionality. Move-in ready and thoughtfully renovated throughout, this inviting property features a bright, open-concept layout enhanced by soaring vaulted ceilings and an abundance of natural light. The spacious living room is flooded with sunshine through oversized picture windows overlooking the beautifully landscaped front yard. A cozy gas fireplace creates a warm and welcoming focal point, while the adjoining dining area easily accommodates family gatherings and is accented by a stunning glass drum chandelier with sparkling crystal details. The beautifully renovated kitchen is designed to impress, featuring granite countertops, a deep under mount sink, recessed lighting, timeless shaker-style cabinetry, and a versatile floating island with breakfast bar seating—perfect for everyday living and entertaining. Upstairs, the generous primary bedroom offers large sun-filled windows and mirrored sliding closet doors, creating a bright and relaxing retreat. A spacious second bedroom provides plenty of closet space and natural light. The level is completed by a beautifully updated 4-piece bathroom showcasing a full-height tiled tub surround, granite vanity with an under mount sink, and modern fixtures. The fully finished basement expands your living options with a spacious family room featuring oversized windows and hardwood flooring. A separate kitchen provides excellent flexibility for extended family, guests, or rental potential. This level also includes a versatile flex area ideal for a home office or playroom, a large third bedroom with generous closet space, an updated 4-piece bathroom with contemporary finishes, and a laundry/utility room equipped with newer washer and dryer. Ample storage is available, including access to a large crawl

space. Step outside to enjoy the private, fully fenced backyard complete with a spacious patio, raised garden beds, and a storage shed—an ideal setting for summer barbecues, gardening, or simply relaxing outdoors. Extensively renovated from top to bottom, this exceptional home features newer windows, roof, siding, flooring, carpet, paint, kitchen, and bathrooms, offering peace of mind and modern appeal. Every detail has been carefully considered, allowing you to move in and enjoy from day one. Don't miss this incredible opportunity to own a truly turnkey home. Schedule your private showing today!