

52 Martinridge Way NE
Calgary, Alberta

MLS # A2166680



\$574,900

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,013 sq.ft.	Age:	1992 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Welcome to your dream home! This IMPECCABLY RENOVATED 4-level split, complete with a FULLY FINISHED BASEMENT and a double detached garage, is nestled in the highly sought-after community of Martindale. Upon entering through the formal front entrance, you're welcomed by an expansive open-concept main level, showcasing vaulted ceilings, luxurious vinyl plank flooring, and a chef's dream kitchen. The kitchen features a sleek subway tile backsplash, stainless steel appliances, including a double-door refrigerator, dishwasher, Dacor gas range, and a premium chimney hood fan. At the heart of this beautiful home is the oversized kitchen island, perfect for entertaining, which flows seamlessly into the living room, where a cozy gas fireplace invites you to unwind. Upstairs, you'll find two generously sized bedrooms, including the primary bedroom, and a stylish 4-piece bathroom. The bright and spacious lower level offers a spacious rec room, bathed in natural light from oversized windows, alongside a beautifully designed modern kitchen with elegant stainless steel appliances. The fully finished basement completes the home with two additional bedrooms featuring newly installed egress windows, and a beautifully appointed 3-piece bathroom with a walk-in shower, plus a convenient washer and dryer. Step outside through the side entrance to enjoy the private backyard, featuring a detached 2-car garage. This home exudes pride of ownership, with a new roof and siding added in 2021. Ideally located near the CTrain, schools, The Genesis Centre, and Stoney Trail, this home blends convenience with modern elegance. Don't miss your opportunity—schedule a private viewing today!