

22 Martingrove Mews NE  
Calgary, Alberta

MLS # A2173081



**\$649,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,796 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, (		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s)		

**Inclusions:** None

Incredible 4 Level Split located on a whisper quiet cul de sac on a large south facing pie lot. This home has been lovingly updated over the years. There are a total of 3 bedrooms on the top floor, along with 2 - 4piece bathrooms. The master bedroom has an inviting bay window and the 4 piece ensuite with walk through closet has been newly renovated just last year. Vaulted ceilings on the main floor with a spacious living and dining room combination. The U-shaped kitchen has ample counter space and cabinets along with newer stainless steel appliances and a cozy breakfast nook. Laminate flooring on all levels, and flooded with natural light. The 3rd level which is fully above grade offers two access points, making suite-ing this home very easy, it would also make for a great one room rental on Air BnB, or just enjoy the large family room with it's gas fireplace and direct access to the new deck. There is also, a large bedroom and a 3rd, 4 piece bathroom, and washer dryer, on this level. The 4th level has an enormous rec room which could serve many purposes, media room, hobby and crafts room. The mechanical has been completely re-done, the Furnace, Hot Water Tank and Central Air was just installed 3 years ago. There is also a crawl space offering endless amounts of storage. There is an AMAZING new triple detached, it is a dream garage, one side is 32 feet long with a 12 foot high door enough room to park your RV or two cars, the full height of the garage is 13 feet, the other side has enough room for a vehicle as well as workshop space. Do not miss this opportunity, this home truly has it all.