



## 48 Martingrove Way Calgary Alberta

\$599,900

Almost 2,000 sq. ft. of developed space with a front single garage and separate RV parking in Martindale at this price range is a rare find—don't miss this opportunity! The main floor welcomes you with a large living area and a very spacious dining room. The kitchen and a cozy family room, featuring a wood-burning fireplace, are set in a more private setting, ideal for those who prefer privacy. Beyond the charming 2-piece powder room, you'll find the upper level with a beautiful, spacious foyer/landing area. The upper level includes two full bathrooms and three generously sized bedrooms, including a large master bedroom with an ensuite. The fully finished basement features a large rec room, family room, full bathroom, and a sizeable storage area. The basement laundry room includes its own pre-wash sink. Great potential to convert the basement into a secondary suite (with proper permits and rezoning). Imagine living on a corner lot with plenty of windows for natural light, enjoying morning coffee on the cozy front porch, walking through warm hardwood floors inside, relaxing by the wood-burning fireplace during the holidays, and hosting summer BBQs on the large back deck with built-in bench. Does this sound like your dream home? Contact your favorite REALTOR today to schedule your exclusive private showing! (id:6769)

Recreational, Games room 4.42 M x 3.28 M

Family room 6.07 M x 2.77 M

3pc Bathroom 2.44 M x 1.52 M

Other 2.29 M x 1.20 M

Living room 3.86 M x 3.61 M

Dining room 4.83 M x 2.77 M

Kitchen 3.96 M x 3.12 M

Family room 3.53 M x 3.18 M

2pc Bathroom 1.45 M x 1.37 M

Primary Bedroom 3.94 M x 3.18 M

4pc Bathroom 2.21 M x 2.26 M

Bedroom 3.23 M x 2.92 M

Bedroom 2.92 M x 2.36 M

4pc Bathroom 2.21 M x 1.52 M

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://www.nicksrealestateinc.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca