



## 92 Martinglen Close Calgary Alberta

\$545,800

Fantastic family home located near all amenities. Just a few minutes walk to Crossing Park School (K-9) and the Superstore. This well-maintained property features an UPDATED KITCHEN. The bright and open main floor includes a spacious living room, a beautiful kitchen, a half bathroom, and a dining area with ample space for the whole family. The front of the home faces west, offering beautiful sunsets and natural light. The upper level boasts two large bedrooms, each with its own walk-in closet. The laundry is conveniently located in one of the walk-in closets, equipped with a NEWER WASHER AND DRYER (LESS THAN A YEAR OLD). A large four-piece bathroom is centrally located between the two bedrooms. The FULLY DEVELOPED BASEMENT features a SEPARATE SIDE ENTRANCE. It includes two bedrooms with egress windows (currently rented), a NEW 4 PCS WASHROOM, and a kitchenette with ceiling wiring for a stove. The rough-in for laundry is also present. UPGRADES include a HIGH-EFFICIENCY FURNACE, a NEW HOT WATER TANK (May 2024), NEW LVP FLOORING in the basement, and a NEW ROOF (July 2024). The backyard, accessible from the kitchen, features a LARGE DECK, a SHED, and a VEGETABLE GARDEN. This home offers MOUNTAIN AND DOWNTOWN VIEWS and is just a few minutes walk from schools, shopping, transit, and the Martindale C-Train station. (id:6769)

4pc Bathroom 5.00 Ft x 9.42 Ft

Bedroom 10.58 Ft x 10.08 Ft

Laundry room 5.00 Ft x 8.58 Ft

Primary Bedroom 10.58 Ft x 14.67 Ft

4pc Bathroom 4.92 Ft x 7.50 Ft

Bedroom 9.67 Ft x 9.58 Ft

Bedroom 10.17 Ft x 12.17 Ft

Other 4.33 Ft x 10.42 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft

Dining room 8.50 Ft x 12.25 Ft

Kitchen 8.58 Ft x 10.17 Ft

Living room 10.67 Ft x 14.67 Ft

Listing Presented By:



Originally Listed by:  
Confident Realty Inc



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**Mirror**

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