



## 48 Martingrove Way Calgary Alberta

\$599,900

Almost 2000 SqFt of developed space with front attached garage and a separate RV parking in Martindale in this price range is a rear find - don't miss this opportunity! Main floor welcomes you with a huge living area and a very spacious dining room. The kitchen and a cozy family room with a wood burning fireplace is set inside in a private setting which is more preferable for people who like more privacy. Passing the cute 2pc powder room you can go up to the upper level to the beautiful spacious foyer / landing space. Upstairs includes 2 full washrooms and 3 good size bedrooms including a big Master Bedroom with an En-suite. Basement is fully finished with a large rec room, family room, a full bathroom and a large storage area. Laundry room in the basement include with its own pre-wash sink. Take this great opportunity to convert the basement to a secondary suite (with proper permits and rezoning change) as the same is done in the similar floor plans on Houses. Imagine living in a corner plot with lots of windows to allow plenty of natural lights, enjoying morning coffee in the cozy front porch with a significant one, walking through the warm hardwood inside the home, spending "me time" during holidays beside the wood burning fireplace, having fun BBQ party with friends in summer on the large back deck with built-in bench - does it feel like your HOME? Call you favourite REALTOR right away and book your exclusive private showing! (id:6769)

Recreational, Games room 14.50 Ft x 10.75 Ft  
 Family room 19.92 Ft x 9.08 Ft  
 3pc Bathroom 8.00 Ft x 5.00 Ft  
 Other 7.50 Ft x 3.92 Ft  
 Living room 12.67 Ft x 11.83 Ft  
 Dining room 15.83 Ft x 9.08 Ft  
 Kitchen 13.00 Ft x 10.25 Ft

Family room 11.58 Ft x 10.42 Ft  
 2pc Bathroom 4.75 Ft x 4.50 Ft  
 Primary Bedroom 12.92 Ft x 10.42 Ft  
 4pc Bathroom 7.25 Ft x 7.42 Ft  
 Bedroom 10.58 Ft x 9.58 Ft  
 Bedroom 9.58 Ft x 7.75 Ft  
 4pc Bathroom 7.25 Ft x 5.00 Ft

Listing Presented By:



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