



# 100 Martinwood Way Calgary Alberta

\$465,000

**\*\* OPEN HOUSES:** Oct. 8th 4-7pm, Oct. 9th 4-7pm, Oct. 10th 4-7pm, Oct. 11th 4-7pm, Oct. 12th 1-4pm and Oct. 13th 1-4pm **\*\*** Discover the inviting charm of 100 Martinwood Way NE in Calgary. This well-appointed home boasts newly renovated laminate floors throughout, enhancing its modern appeal and aesthetic. Step into the spacious living room, perfect for relaxing evenings or lively gatherings with loved ones. Adjacent, the dining area offers a seamless flow for entertaining, while the well-equipped kitchen features newly installed appliances including a dishwasher, a 3-year-old refrigerator, electric stove, and a water filtration system installed under kitchen sink. Kitchen also has ample storage for culinary enthusiasts. Just a few steps up, the primary bedroom awaits with its own 2-piece bathroom and a convenient walk-in closet. Main floor offers another generously sized bedroom and a full bathroom for added convenience. Descend to the lower level to discover a finished basement boasting a versatile rec room, ideal for hobbies or family activities, alongside practical amenities such as laundry facilities and abundant storage options, including a crawl space. This home has been extensively upgraded with security cameras, motion lights, a BBQ plumbed-in area, a new thermostat, new furnace installed 1 year ago, new smart locks, and new windows throughout for energy efficiency and modern comfort. Nestled in a family-oriented neighborhood, 100 Martinwood Way NE offers a harmonious blend of comfort, style, and practicality. It presents an ideal opportunity to embrace the joys of Calgary living with its convenient upgrades and serene surrounding. (id:6769)

- Recreational, Games room 17.92 Ft x 16.58 Ft
- Furnace 6.50 Ft x 6.50 Ft
- Laundry room 5.67 Ft x 3.00 Ft
- Storage 13.83 Ft x 8.67 Ft
- Other 23.67 Ft x 17.92 Ft
- Other 7.00 Ft x 4.25 Ft
- Dining room 12.08 Ft x 9.58 Ft
- Kitchen 9.42 Ft x 8.92 Ft
- Other 3.67 Ft x 3.75 Ft
- Living room 16.25 Ft x 11.92 Ft
- Primary Bedroom 12.92 Ft x 13.58 Ft
- 2pc Bathroom 4.92 Ft x 5.33 Ft
- Other 7.17 Ft x 4.92 Ft
- Bedroom 11.33 Ft x 10.17 Ft
- 4pc Bathroom 8.42 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca