



# 44 Martinwood Mews Calgary Alberta

\$614,900

Welcome to this stunning 2-story detached home in the highly sought-after community of Martindale, Calgary. Nestled in a quiet cul-de-sac on a spacious corner pie-shaped lot, this property is perfect for families and those seeking both comfort and convenience. Key exterior features include a new roof and stucco, both completed in 2022, ensuring long-lasting durability and a newer hot water tank. The home has been newly painted, and the new laminate floors throughout offer a fresh and modern feel. The single attached garage adds practicality, while the location next to a beautiful park enhances the overall living experience. Upon entering, you'll be greeted by a bright and spacious main floor. The kitchen is a chef's dream, boasting stainless steel appliances, granite countertops, and sleek tiled flooring. Adjacent to the kitchen is a large living room, ideal for hosting and family gatherings. The main floor also features a convenient powder room and laundry access for added ease of living. Upstairs, the second floor hosts the luxurious master bedroom with a large window to let in ample light. The 4 piece second floor washroom offers your own oasis. Additionally, there are two more sizable bedrooms, making it ideal for families or guests. The basement is fully finished with a generous living room space, perfect for entertainment or a home office, along with an additional bedroom to accommodate extended family or guests. Step outside into the large backyard, complete with a huge deck, perfect for outdoor gatherings, barbecues, or simply enjoying the sunshine in your private space. This property is a fantastic opportunity for investors! With its prime location in Martindale with close proximity to local amenities such as a nearby gurdwara, train stations, shopping, schools, and dining options, updated features, and versatile layout, this home is perfect for rental inc...

Primary Bedroom 14.08 Ft x 11.92 Ft

Bedroom 10.83 Ft x 9.92 Ft

Bedroom 10.75 Ft x 9.42 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Family room 18.92 Ft x 10.67 Ft

Storage 6.92 Ft x 6.58 Ft

Bedroom 14.92 Ft x 7.92 Ft

3pc Bathroom 6.92 Ft x 5.92 Ft

Kitchen 14.92 Ft x 11.58 Ft

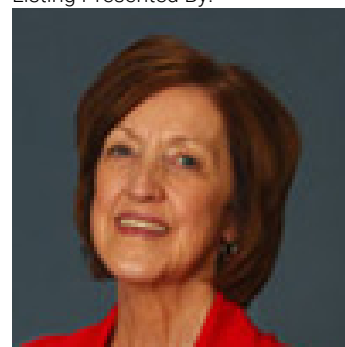
Living room/Dining room 19.25 Ft x 11.42 Ft

Laundry room 5.50 Ft x 5.42 Ft

2pc Bathroom 5.42 Ft x 5.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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