



## 137 Martinpark Way Calgary Alberta

\$515,000

Welcome to 137 Martinpark Way NE! Located in the highly sought-after community of Martindale, this well-designed two-storey home offers over 2,150 sq. ft. of developed living space--perfect for families seeking comfort and convenience. The home features new stucco siding and a front-drive single attached garage. The bright, open-concept main floor offers great flow for everyday living and entertaining. The kitchen includes a spacious dining nook, while the formal dining room is nicely separated from the welcoming living room by a stylish half wall. Patio doors lead to a large deck overlooking a fully fenced and landscaped backyard--ideal for outdoor dining and family fun. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a soaker tub and separate shower in the ensuite. The fully finished basement offers a large recreation area and future suite potential (subject to City approval)--great flexibility for growing families. Hot water tank replaced in 2021. Convenient location close to schools, parks, shopping, LRT, and all major amenities. A fantastic opportunity in a family-friendly community--book your showing today! (id:6769)

Laundry room 7.58 Ft x 5.42 Ft

Recreational, Games room 19.08 Ft x 15.67 Ft

Furnace 8.00 Ft x 6.67 Ft

2pc Bathroom 3.50 Ft x 7.17 Ft

Dining room 16.17 Ft x 12.42 Ft

Foyer 5.50 Ft x 12.17 Ft

Kitchen 10.92 Ft x 15.08 Ft

Living room 20.17 Ft x 14.17 Ft

4pc Bathroom 10.08 Ft x 5.08 Ft

4pc Bathroom 6.33 Ft x 12.08 Ft

Bedroom 10.00 Ft x 15.08 Ft

Bedroom 9.67 Ft x 9.67 Ft

Primary Bedroom 13.42 Ft x 12.08 Ft

Other 10.08 Ft x 4.75 Ft

Listing Presented By:



Originally Listed by:  
PREP Realty

**RE/MAX Realty Professionals**

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