



## 63 Martinview Crescent Calgary Alberta

\$769,900

LEGAL SUITE WITH 2 BEDS 1 BATH SEPARATE ENTRY/LAUNDRY! - FULLY RENOVATED, NEW WINDOWS, PLUMBING, ROOF, GARAGE DOOR/MOTOR, 7 BEDS, 4 BATHS, BACK YARD, DECK - 2 CAR ATTACHED OVERSIZED HEATED GARAGE - Welcome to this beautifully renovated home with modern finishing and fixtures. Entering you have a foyer that opens to a living dining and family room in an OPEN FLOOR PLAN. The main floor bedroom with WIC and bathroom adds convenience to this home. The family room has large windows that bring in a lot of natural light and a fireplace to warm the space. The kitchen has all STAINLESS STEEL appliances, large island and modern cabinetry. A breakfast nook and DECK/BACK YARD access complete this floor. The upper level has 4 bedrooms and 2 baths. The primary bedroom has a walk in closet and a 5pc ensuite bathroom with SOAK TUB and double vanity. The LEGAL BASEMENT SUITE WITH SEPARATE LAUNDRY AND ENTRY has 2 bedrooms, 1 bathroom and a large rec room and is a perfect MORTGAGE HELPER. This home is in a solid location with shops, schools and parks all close by. (id:6769)

Bedroom 15.50 Ft x 8.58 Ft  
Bedroom 15.50 Ft x 8.67 Ft  
4pc Bathroom 8.17 Ft x 5.00 Ft  
Other 9.75 Ft x 5.08 Ft  
Primary Bedroom 13.42 Ft x 14.50 Ft  
Bedroom 9.67 Ft x 11.08 Ft  
5pc Bathroom 14.83 Ft x 11.08 Ft  
Laundry room .00 Ft x .00 Ft  
Bedroom 15.33 Ft x 9.08 Ft  
Bedroom 10.25 Ft x 10.58 Ft

4pc Bathroom 9.58 Ft x 8.33 Ft  
Furnace 16.17 Ft x 6.00 Ft  
Recreational, Games room 16.17 Ft x 19.33 Ft  
Kitchen 10.00 Ft x 10.83 Ft  
Laundry room 7.58 Ft x 9.75 Ft  
Living room 17.92 Ft x 13.42 Ft  
3pc Bathroom 6.00 Ft x 8.50 Ft  
Bedroom 9.92 Ft x 9.00 Ft  
Dining room 7.08 Ft x 14.25 Ft

Listing Presented By:



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