

**52 Martinglen Mews NE**  
**Calgary, Alberta**

**MLS # A2306491**



**\$399,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, No Neigh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Shed

Wow. Wow. Wow! This outstanding Martindale family 2 storey is superbly laid out and is situated in a PRIME CRESCENT LOCATION, close to parks, playgrounds, transit, schools and more and features SWEEPING MOUNTAIN AND CITY VIEWS that are among the best in Martindale. Boasting a wonderful OPEN FLOOR PLAN that features a huge front living room with picture window overlooking a MASSIVE COVERED FRONT PORCH perfect for enjoying summer evenings, a SPACIOUS KITCHEN WITH OAK CABINETS and large adjacent dining area overlooking a HUGE REAR DECK great for evening barbeques. Upstairs features three good sized bedrooms including a SPACIOUS PRIMARY BEDROOM WITH DUAL CLOSET, AND TWO OTHER BEDROOMS WITH PANORAMIC MOUNTAIN VIEWS. A well designed 4 pc bath and adjacent linen storage rounds out the floor. Downstairs is a superb basement space WITH ROUGH-IN FOR 4 PC. BATH, that would be easy to develop with large family room, storage, laundry and/or a 4th bedroom. This wonderful home is bright, clean and in a terrific location with good egress and ingress to the community, is situated on a LARGE PIE LOT that is fully fenced with mature trees and dual parking pad with access off a PAVED LANE at the back. There is lots of room for a future garage and street parking out front. You will not find a better buy in Martindale and this fantastic single family home is a must see at this price. Don't miss. Call your favorite agent today.