

## 37 Martinbrook Link NE Calgary, Alberta

**MLS # A2249576**


# \$534,999

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,035 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, 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>	See Remarks		

**Inclusions:** N/A

Welcome to this fully developed detached home, complete with a paved alley, fenced, landscaped west-facing backyard, and a spacious entertainment deck. There is ample room for a double garage while still preserving the lush green space. Step inside to a large front lifestyle room adorned with laminate flooring throughout the main level. The upper level and basement feature plush carpet floors, adding a touch of comfort and warmth to these spaces. The back of the home offers a dining area with sliding doors leading to a private yard, along with storage and an open concept kitchen. The kitchen boasts an abundance of cabinets, counter space, and a full general electronic appliance package, adding both elegance and convenience. Upstairs, you'll find two guest rooms with windows overlooking the backyard, a refreshed 4-piece bathroom, and a master bedroom featuring its own walk-in closet and tranquil views of the quiet neighborhood. The illegal basement suite (Separate Entrance) expands the usable space and comes with 1 bedroom, kitchen, living area, full washroom and separate laundry. Conveniently located in close proximity to the Dashmesh Culture Centre, schools, parks, Martindale LRT station, and a few minutes away from Saddletowne Plaza, fitness center, health clinics, and restaurants. Don't miss the opportunity to own a property in this highly desirable community. Schedule your private viewing today and make this cozy home your own!