

\$534,999 - 37 Martinbrook Link Ne, Calgary

MLS® #A2249576

\$534,999

4 Bedroom, 3.00 Bathroom, 1,035 sqft

Single Family on 0.07 Acres

Martindale, Calgary, Alberta

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 Saddle Towne 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! (id:6289)

Built in 1996

Essential Information

Listing #	A2249576
Price	\$534,999
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,035
Acres	0.07
Year Built	1996
Type	Single Family
Sub-Type	Freehold

Community Information

Address	37 Martinbrook Link Ne
Subdivision	Martindale
City	Calgary
Province	Alberta
Postal Code	T3J3N9

Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Vinyl siding
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Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage METRO



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