

85 MARTINBROOK Road, Calgary T3J3E1

MLS® #: **A2120820** Area: **Martindale** Listing Date: **04/07/24** List Price: **\$475,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 19-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
 Lot Information
 Lot Sz Ar: **2,561 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,090**
 Low Sqft:
 Ttl Sqft: **1,090**

DOM

42
 Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Low Maintenance Landscape**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting**
 Construction: **Concrete,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|----------|--------------|-------------------|----------|----------------|
| Dining Room | Main | 9'8" x 9'1" | Foyer | Main | 9'9" x 7'9" |
| Kitchen | Main | 7'5" x 8'0" | Living Room | Main | 17'2" x 13'11" |
| 4pc Bathroom | Second | 5'1" x 8'9" | Bedroom | Second | 8'3" x 12'1" |
| Bedroom | Second | 9'1" x 12'0" | Bedroom - Primary | Second | 17'2" x 10'1" |
| 3pc Bathroom | Basement | 5'5" x 7'7" | Bedroom | Basement | 16'2" x 11'5" |
| Laundry | Basement | 16'2" x 8'3" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8911853

Remarks

Pub Rmks:

****Back in market due to financing**** Located in the neighbourhood of Martindale, this charming house offers an ideal setting for families seeking comfort and space. Welcome to your wonderful, freshly painted new 4 bedroom home In Martindale! Upstairs you will find 3 bedrooms and a 4 piece bath. The primary bedroom is a good size and comes with a wardrobe. Downstairs, there is an additional, modern white, brand new 3 piece bathroom and 4th bedroom. This home is perfect for your growing family or for your roommates! The main floor is open concept and features a large, lovely living room and kitchen with upgrades including maple cabinets, tile backsplash, stainless steel fridge and stove. The laundry and workshop room/hobby room make perfect use of the home's space in the basement. The large backyard is ideal for a family to have room to grow and play with a gorgeous mature evergreen tree beside the new over sized deck. Plenty of room to build a garage if so desired. The roof and siding are newer as well as the hot water tank which is still under warranty. This home is located on a quiet street. Located just steps away from Dashmesh Culture Centre and nearby some great shopping. Great value on this real estate investment that is move in ready for your family or your tenants. Outside, the property features a spacious backyard, perfect for outdoor activities and summer barbecues. Children and pets alike will love the freedom to roam and play in this secure outdoor space. Conveniently located near schools, parks, shopping, and dining options, this home offers the perfect balance of tranquility and accessibility. With its welcoming atmosphere and functional design, it's the ideal place for a growing family to call this property home. Book your showing.

Inclusions:
Property Listed By:

NONE
PREP Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







