



THE
A-TEAM

**RE/MAX
FIRST**

34 MARTINBROOK Road, Calgary T3J 3G3

MLS®#: **A2156349**

Area: **Martindale**

Listing Date: **08/10/24**

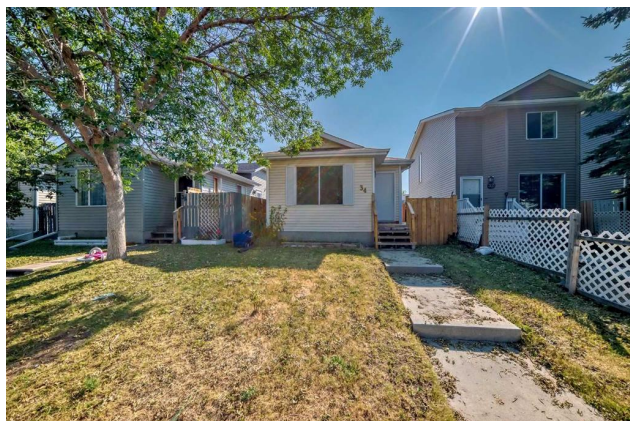
List Price: **\$514,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Finished Floor Area

Abv Sqft: **814**
Low Sqft:
Ttl Sqft: **814**

Lot Information

Lot Sz Ar: **2,809 sqft**
Lot Shape:

DOM

40
Layout
Beds: **3 (2 1)**
Baths: **1.5 (1 1)**
Style: **4 Level Split**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 12`0"
Entrance	Main	4`0" x 4`8"
Other	Main	3`4" x 5`0"
Pantry	Main	2`4" x 2`0"
4pc Bathroom	Second	7`5" x 5`0"
Bedroom	Second	9`2" x 8`3"
2pc Bathroom	Lower	5`4" x 5`1"

Room	Level	Dimensions
Kitchen	Main	9`7" x 9`1"
Nook	Main	6`5" x 9`2"
Other	Main	5`3" x 39`2"
Bedroom	Second	11`7" x 10`7"
Walk-In Closet	Second	3`7" x 4`0"
Bedroom	Lower	8`5" x 8`2"
Family Room	Lower	12`8" x 9`11"

**Flex Space
Laundry**

**Basement
Basement**

**3`8" x 7`6"
8`3" x 10`9"**

Office

Basement

10`2" x 11`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8211473

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to this beautifully renovated 4-level split home, featuring brand new vinyl plank flooring throughout main level and bathroom, a gourmet kitchen with new cabinets, modern stainless steel appliances, and a stunning quartz countertop. The new 4-piece bathroom is fresh and contemporary. This home offers 2 bedrooms on the upper level, a 3rd bedroom on the third level, and a versatile den/office in the basement, this could be a bedroom when a window is install. Enjoy the convenience of a fully fenced yard with a concrete zPatio backyard and an oversized double detached garage. Located just 3 minutes from Martindale Crossing Gate Park, 5 minutes from Real Canadian Superstore, and close to various amenities, bus stops, LRT stations, and schools. Don't miss out—book your showing today!

Inclusions:
Property Listed By:

**None
RE/MAX Real Estate (Central)**

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









