



THE
A-TEAM

**RE/MAX
FIRST**

41 MARTINBROOK Road, Calgary T3J 3G2

MLS®#: **A2158476** Area: **Martindale** Listing Date: **08/17/24** List Price: **\$549,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1995** Abv Sqft: **1,351**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,681 sqft** Ttl Sqft: **1,351**
 Lot Shape:

DOM

32
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Other**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`2" x 12`0"	Kitchen	Main	14`0" x 13`3"
Breakfast Nook	Main	10`1" x 8`9"	Foyer	Main	5`8" x 4`8"
2pc Bathroom	Main	5`3" x 4`11"	Bedroom - Primary	Upper	13`11" x 12`9"
Bedroom	Upper	11`11" x 9`2"	Bedroom	Upper	9`5" x 9`4"
4pc Bathroom	Upper	8`1" x 4`11"	4pc Ensuite bath	Upper	7`6" x 5`5"
Game Room	Basement	16`8" x 14`3"	Bedroom	Basement	13`9" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9411374

Zoning:
R-C1N

Remarks

Pub Rmks: ***** Welcome to this lovely well maintained home located in the sought after community of Martindale. Many important upgrades in this home throughout the years which includes newer roof shingles, newer vinyl sidings, newer paint and lighting fixtures. As you entered the main level, you'll be greeted with a bright and spacious living room. Enjoy the great size kitchen with granite countertops among family and friends while preparing delicious meals. There is also a 2pc bathroom conveniently located on the main level. The upper level has a spacious master bedroom with a 4pc ensuite bathroom. There is another 2 nice size bedroom and full bathroom on this upper level for your growing family. The partially finished basement has plenty of potentials for your creativity. Relax in your huge backyard and soak in the sunshine and summer breeze. Enjoy a good morning coffee on your private front porch. This home is conveniently located near amenities, schools and public transits. This is a place that awaits for your personal touches, your loving care and for you to call it HOME! *****

Inclusions:
Property Listed By: **Storage Shed
RE/MAX iRealty Innovations**

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







