



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**134 MARTINBROOK Road, Calgary T3J 3E2**

MLS®#: **A2159166**      Area: **Martindale**      Listing Date: **08/21/24**      List Price: **\$574,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1989**  
Lot Information  
 Lot Sz Ar: **2,799 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,072**  
 Low Sqft:  
 Ttl Sqft: **1,072**

DOM

**28**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Level**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Standard**      Flooring: **Carpet,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked**  
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`1" x 4`10"	Foyer	Main	4`10" x 7`7"
Kitchen	Main	10`1" x 9`1"	Living Room	Main	15`1" x 15`2"
4pc Bathroom	Second	5`1" x 7`6"	4pc Ensuite bath	Second	5`1" x 7`9"
Bedroom	Second	9`5" x 8`5"	Bedroom	Second	9`4" x 11`2"
Bedroom - Primary	Second	13`9" x 9`11"	4pc Bathroom	Basement	5`0" x 8`4"
Bedroom	Basement	8`10" x 8`5"	Kitchen	Basement	3`8" x 8`8"
Game Room	Basement	9`1" x 9`7"	Furnace/Utility Room	Basement	5`9" x 10`7"

Title: **Fee Simple**  
Legal Desc: **8911853**

Zoning: **R-C2**

Remarks

Pub Rmks: **FULLY RENOVATED! 4 BEDROOM 3 WASHROOM! ILLEGAL BASEMENT SUITE WITH SIDE ENTRY! SEPARATE LAUNDRY! LOCATED NEXT TO THE GURDWARA! These are some of the features in this FULLY RENOVATED home. It also offers 1850 SQ FT of liveable space, NEW APPLIANCES, FEATURE WALL, OPEN FLOOR PLAN, NEW KITCHENS WITH QUARTZ COUNTERS! Additional parking in the back for your RV or other vehicles. Located in close to schools, shopping centres and transit. This home also coming equipped with a 1 BEDROOM ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE perfect for guests or to rent out! Don't miss this opportunity to call this beautiful house your home!**

Inclusions: **N/A**  
Property Listed By: **URBAN-REALTY.ca**

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













