



THE
A-TEAM

**RE/MAX
FIRST**

43 MARTINBROOK Link, Calgary T3J 3N9

MLS®#: **A2181186**

Area: **Martindale**

Listing Date: **12/01/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 14-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1995**

Lot Information

Lot Sz Ar: **2,766 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,149**

Low Sqft:

Ttl Sqft: **1,149**

DOM

20

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,On Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**

Int Feat: **Ceiling Fan(s),Open Floorplan,Quartz Counters,Recessed Lighting,Storage**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 5`1"
Kitchen	Main	6`1" x 10`8"
4pc Bathroom	Upper	6`0" x 8`3"
Bedroom	Upper	8`5" x 10`0"
3pc Bathroom	Basement	5`7" x 5`11"
Furnace/Utility Room	Basement	10`3" x 14`9"

Room	Level	Dimensions
Dining Room	Main	11`0" x 11`8"
Living Room	Main	17`1" x 15`9"
Bedroom	Upper	8`3" x 10`0"
Bedroom - Primary	Upper	11`7" x 14`0"
Game Room	Basement	12`11" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9411374

Remarks

Pub Rmks: **Beautiful Renovation | Incredible Location | Curb Appeal | Front Porch | Ample Natural Light | Open Floor Plan | Full Height Cabinets | Quartz Countertops | LVP & Plush Carpet Flooring | Spacious Bedrooms | Finished Basement | Large Rec Room | Basement Laundry | Deck | Great Backyard | Double Detached Garage | Back Lane | Near CBE Crossing Park School & All Amenities. Pull up to a beautiful 2-storey family with a storybook front porch and front lawn. This home boasts 1,150 SqFt throughout the main and upper levels with an additional 509 SqFt in the finished basement. Open the front door to a foyer with closet storage and views of the bright front living room. The living room is framed with large East facing windows that fill the space with warm and bright morning light. Move further into the home to the open floor plan kitchen and dining room. The kitchen is beautifully upgraded with full height cabinets, quartz countertops, trendy tiled backsplash and white appliances. The dining room a door that leads to the back deck making it an easy transition for indoor/outdoor living! The main level is complete with a 2pc bath. Upstairs has plush carpet flooring for comfort throughout the 3 bedrooms. The primary bedroom is spacious and has his & hers closets! Bedrooms 2 & 3 are both a great size too! The main 4pc bathroom on this upper level has a deep tub/shower combo and a single vanity. Downstairs, the finished basement has an open rec room making it a great multi-use space! The basement is outfitted with a 3pc bath with a walk-in shower. The laundry and utility room has plenty of space for storage which is an added bonus for your seasonal items! Outside is a great wooden deck that has plenty of room for an outdoor dining set. The deck steps down to a path that leads to the rear double detached garage. The location of this home truly can't be beat; the CBE Crossing Park School and Martindale Cricket Grounds are blocks away. Hurry and book your showing at this incredible family home today!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Crown

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









