



THE
A-TEAM

**RE/MAX
FIRST**

68 MARTINBROOK Link, Calgary T3J 3N9

MLS®#: **A2182519** Area: **Martindale** Listing Date: **12/06/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **3,067 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,303**
 Low Sqft:
 Ttl Sqft: **1,303**

DOM

15
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`10" x 13`7"
Dining Room	Main	11`11" x 8`5"
Laundry	Main	4`6" x 4`5"
Walk-In Closet	Upper	5`11" x 5`8"
Bedroom	Upper	11`11" x 9`3"
Kitchen With Eating Area	Basement	14`2" x 8`10"
Bedroom	Basement	13`0" x 9`6"

Room	Level	Dimensions
Kitchen	Main	14`0" x 8`3"
2pc Bathroom	Main	5`4" x 5`0"
Bedroom - Primary	Upper	14`3" x 12`8"
4pc Bathroom	Upper	8`1" x 5`0"
Bedroom	Upper	9`7" x 9`4"
Bedroom	Basement	15`3" x 7`6"
3pc Bathroom	Basement	6`1" x 5`1"

Laundry	Basement	4`7" x 3`7"	Walk-In Closet Legal/Tax/Financial	Basement	4`7" x 4`5"
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Title:		Zoning:			
Fee Simple		R-CG			
Legal Desc:	9411374				

Remarks

Pub Rmks: **Spacious Two-Storey Home in the Heart of Martindale. This beautiful, well-maintained home offers over 1300 sq. ft. of living space and is located in the highly desirable Martindale neighborhood.. The upper level features 3 generously sized bedrooms, including a master suite with a walk-in closet. A 4-piece bathroom completes the upper floor. On the main level, you'll find a spacious living room, a functional kitchen with a cozy breakfast nook, and a fully finished basement with a two-bedroom illegal suite. The basement suite has its own separate entrance and laundry facilities for added privacy. The property includes a large backyard with a beautiful deck surrounded by elegant black metal railings—perfect for outdoor relaxation. A double detached garage provides ample parking and storage space. Conveniently located within walking distance of Crossing Park School, LRT stations, and nearby shopping centers, this home offers both comfort and accessibility. Call today to schedule your private showing!**

Inclusions: **N/A**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











