

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



eneral Informatior	<u>1</u>			DOM	
ор Туре:	Residential			57	
ub Type:	Detached			<u>Layout</u>	
ty/Town:	Calgary	Finished Floor Ar	ea	Beds:	5 (3 2)
ear Built:	1996	Abv Sqft:	1,303	Baths:	2.5 (2 1)
ot Information		Low Sqft:		Style:	2 Storey
ot Sz Ar:	3,067 sqft	Ttl Sqft:	1,303		
ot Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	2
ccess:				5	
ot Feat: ark Feat:	Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Double Garage Detached				

Utilities and Features

Heating:	Asphalt Shingle Forced Air,Natural Gas		, ,	Vinyl Siding,Wood Frame			
Sewer:			5	Flooring:			
Ext Feat:			Carpet, Tile, Vinyl Plank	lank			
			Water Source:				
			Fnd/Bsmt:				
			Poured Concrete				
Kitchen Appl:	Dishwasher,Dryer,Ele	ctric Range,Garage Control(s),Rang	ge Hood,Refrigerator,Washer,Wash	er/Dryer,Window Coverings			
Int Feat:	Int Feat: Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance,Vinyl Windows						
Utilities:							
			Room Information				
<u>Room</u>	Level	Dimensions	<u>Room</u>	Level	Dimensions		
Living Room	Main	18`10" x 13`7"	Kitchen	Main	14`0" x 8`3"		
Dining Room	Main	11`11" x 8`5"	2pc Bathroom	Main	5`4" x 5`0"		
Laundry	Main	4`6" x 4`5"	Bedroom - Primary	Upper	14`3" x 12`8"		
Walk-In Closet	Upper	5`11" x 5`8"	4pc Bathroom	Upper	8`1" x 5`0"		
Bedroom	Upper	11`11" x 9`3"	Bedroom	Upper	9`7" x 9`4"		
Kitchen With Eat	ing Area Basement	14`2" x 8`10"	Bedroom	Basement	15`3" x 7`6"		
Bedroom	Basement	13`0" x 9`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"		
Title:		Zoning:					
Fee Simple Legal Desc:	9411374	R-CG					
			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! N/A Century 21 Bamber Realty LTD.						

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























