



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

57
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"









