



GRASSROOTS
REALTY GROUP

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96 Martinbrook Road NE
Calgary, Alberta

MLS # A2218641



\$489,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,059 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Beautiful, Sun-Filled Two-Storey Home in Prime Location!! Step into this immaculately maintained two-storey home, ready for you to move in. From the moment you arrive, this bright and welcoming property is an absolute pleasure to see. The main level boasts a spacious living room with large bay windows, a dining area, and a white kitchen complete with a refrigerator and electric range/stove. Upstairs, you will find three bedrooms including a huge primary bedroom, all featuring wall-to-wall luxury vinyl plank flooring for easy maintenance. A clean and functional 4-piece bathroom completes the upper level. Step outside into the standout feature of this home - a massive, rectangle-shaped backyard that offers space and privacy. The fully fenced yard is perfect for families, entertaining, or gardening. The low-maintenance front lawn adds to the home's curb appeal. The unfinished basement comes with a washer and dryer and awaits your personal touch to expand your living space. Located within walking distance to schools, parks, and public transit, and just minutes from shopping, restaurants, and a Sikh temple - this home is perfectly situated for convenience and lifestyle. Don't miss this fantastic opportunity to own a bright, spacious, and move-in-ready home at a great price!