



GRASSROOTS
REALTY GROUP

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114 Martinbrook Road NE
Calgary, Alberta

MLS # A2220509



\$639,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,083 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	Cable at Lot Line, Electricity, Electricity at Lot Line
Features:	Pantry		

Inclusions: In the basement -Refrigerator , Electric stove , Washer/Dryer, Range Hood

Discover this exceptional two-story home in the highly sought-after community of Martindale Walking distance to Sikh temple. The main floor welcomes you with a spacious living area and modern flat ceiling through out the house . The brand-new kitchen is a chef's dream, equipped with glossy cabinets, stainless steel appliances, elegant pot lights, and stunning quartz countertops. For added convenience, a stylish half washroom is located on this level. Upstairs, you'll find three generously sized bedrooms and two full washrooms, providing ample space and comfort for the entire family. The fully developed (illegal) basement offers a separate entrance and includes a bedroom, a full kitchen, a laundry area, and extra living space, perfect for guests or extended family. This property also boasts a double detached garage, providing plenty of parking and storage as well as newly Landscaped front yard. Experience the perfect blend of comfort and style in this beautiful house.