



**GRASSROOTS**  
REALTY GROUP

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**101 Martinbrook Place NE**  
**Calgary, Alberta**

**MLS # A2239773**



**\$579,999**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Storage		

**Inclusions:** Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Welcome to this spacious and beautifully maintained 5-bedroom, 2-bath Bi-level detached house with Basement Suite(Illegal)situated on a desirable corner lot! This versatile property offers abundant natural light, generous living spaces, and a layout perfect for growing families or multigenerational living.The main level boasts a bright, open layout with a renovated kitchen showcasing sleek quartz countertops, modern cabinetry, and stainless steel appliances.Large windows throughout both levels provide plenty of natural light.The spacious primary bedroom is filled with natural light and offers plenty of room for a king-size bed and additional furniture, making it a perfect retreat. The two additional bedrooms on the main floor are generously sized&mdash;ideal for children, guests, or a home office setup.Enjoy the Privacy of well thought-out plan with bedrooms on opposite sides in basement suite(Illegal).Outside, enjoy a private yard and a detached Double-Car garage with extra parking space. Located on a quiet street Close to Dashmesh Culture culture Centre,The Genesis Centre,Mega Sanjha Punjab,Real Canadian Superstore,Banks,Medical Clinic and Restaurants.