



**150 Martinbrook Road NE  
Calgary, Alberta**

**MLS # A2285710**



**\$465,500**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Backyard Shed, Drapes and Window Coverings, Gazebo, Patio Picnic Table

Welcome to your "I am Home" feeling. A wonderful single detached home to reside or as an investment property. The floor plan has a wide living and kitchen space designed for easy accessibilities. The bathroom layout is for easy access in the 2nd and lower level. Your dining area and kitchen are meant for you to enjoy or entertain and see your children play in your very own private backyard. Your backyard with a deck has plenty of space for entertainment and get together with your friends and family. Your garage is a mechanic dream, there is enough space for your cars, toys, and work benches. Your roof was partially completed in 2021. All the windows were replaced in 2018. The garage was rebuilt in 2019. New hooded microwave, washer, back deck built, stove/oven, shed, and gazebo were installed in 2024. The side and back fence were replaced in 2024, along with the gates. The Martindale Community is minutes away from major amenities such as bus stops and train stations, shopping and grocery centres, restaurants, religious and cultural centres, schools, and many more. What are you waiting for? It's time for you to move into your home.