



**44 Martinbrook Link NE
Calgary, Alberta**

MLS # A2148850



\$619,900

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,453 sq.ft.	Age:	1996 (28 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, On Street, Parkin		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Interior Lot, Rect		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Basement: Refrigerator, Electric stove, Range Hood, Washer, Dryer		

****Open House Saturday July 27th from 12-3pm** Beautiful Renovation | 4 Level Split | Open Floor Plan | 3-Bedrooms Up | 2 Bedroom Basement Suite(illegal) | Separate Entry | Separate Laundry to Main Level & Basement | Gas Fireplace | Large Windows | Ample Natural Light | Fully Fenced Backyard | Large Deck | Detached Double Garage | Single Parking Pad | Alley Access | Incredible Location.** Welcome to this incredibly well maintained family home with 3 bedrooms upstairs and a 2 bedroom basement suite(illegal) with a separate entrance boasting 1886 Sq Ft throughout all levels. Open the front door to a foyer with closet storage and steps up to the main level. The open floor plan kitchen, dining and living areas are bright with natural light and welcoming to hosting friends and family. The kitchen is finished with quartz countertops, white appliances, plenty of cupboard storage, a raised breakfast bar with seating and a corner pantry. The dining room is spacious and will easily fit a table for 6! The living room has large bay windows that compliment the comfortable living space. Head upstairs to find 3 bedrooms and a 4pc bathroom. The primary bedroom has a walk-through closet with a cheater door to the bathroom. Bedrooms 2 & 3 are both a great size and have closet space. The main 4pc bathroom has a tub/shower combo and a single vanity with storage. The laundry for the main level is located on the 1st lower level with a side by side washer/dryer set. The 2 lower levels are split into a comfortable living space and bedrooms below. The 2 bedrooms basement suite(illegal) has a separate entry located off the back deck. This door leads to an open floor plan kitchen and family room allowing for plenty of space for living and dining. The kitchen has tile flooring, cabinets above & below, white appliances and a double basin sink. The family room is

spacious and has a gas fireplace great for both comfort and style. Head down the stairs to 2 additional bedrooms both with great closet space and share a 4pc bathroom with a tub/shower combo. The basement suite(illegal) laundry is on the lowest level in the utility room with a stacked washer/dryer set. Outside is a fully fenced backyard and deck which is great for a summer of fun! The detached double garage and single gravel parking pad allow for 3 vehicles at any time plus street parking is readily available in the front of the home. Hurry and book at this incredible home today!