

**114 Martinbrook Road NE**  
**Calgary, Alberta**

**MLS # A2220509**



**\$639,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Finished, Full		
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Pantry		
<b>Water:</b>	Public		
<b>Sewer:</b>	Public Sewer		
<b>Condo Fee:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	R-C2		
<b>Utilities:</b>	Cable at Lot Line, Electricity, Electricity at Lot Line		

**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.