

\$619,900 - 44 Martinbrook Link Ne, Calgary

MLS® #A2148850

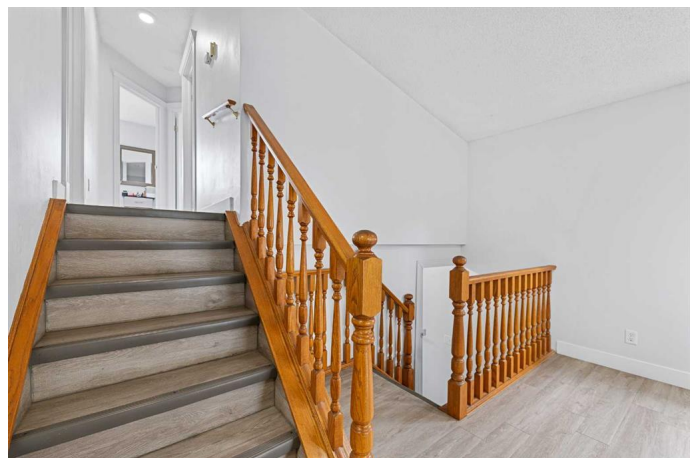
\$619,900

5 Bedroom, 2.00 Bathroom, 1,453 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

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!

Built in 1996

Essential Information

MLS® #	A2148850
Price	\$619,900
Sold Price	\$605,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,453
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	44 Martinbrook Link Ne
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Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3N9

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, On Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2024
Date Sold	August 22nd, 2024
Days on Market	37
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Crown

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