

53 Martinbrook Road NE
Calgary, Alberta

MLS # A2184893



\$609,999

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,317 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance		

Inclusions: N/A

This charming 2-storey home, offering over 1300 sq. ft. of living space, is a fantastic opportunity for those seeking comfort and value. The main level features a beautifully renovated kitchen, spacious dining area, and a bright living room, complemented by a convenient half bath and laundry room. Step outside to a delightful sunroom, ideal for relaxation. The upper level boasts three well-sized bedrooms, including a master with a walk-in closet, and a beautifully renovated full bathroom with a stunning standing shower. The fully finished basement provides additional living space with a kitchen, bedroom, full bath, and living room, offering great potential for rental income or extended family use. Outside, you'll find a large backyard, double garage, and a well-maintained front yard, adding both functionality and curb appeal. Don't miss out—book your showing today!