



GRASSROOTS
REALTY GROUP

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76 Martinbrook Link NE
Calgary, Alberta

MLS # A2352181

\$489,900

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	804 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Stove x2, Refrigerator x2

| 4 BEDS | 2 BATHS | 2 KITCHENS | DOUBLE DETACHED GARAGE | CONVENIENT LOCATION | Welcome to this bright bi-level home located in the community of Martindale. Natural light greets you as you enter, leading into the spacious living area that opens to the kitchen, creating a functional layout for everyday living. The main level offers 2 good-sized bedrooms, including the primary bedroom, along with a 4-piece bathroom. Downstairs, you'll find additional living space complete with a second kitchen, 2 good-sized bedrooms, and a 4-piece bathroom, offering plenty of flexibility. A double detached garage provides convenient parking and additional storage. Conveniently located close to parks, schools, shopping, and everyday amenities. Call your favourite agent for a showing today!