



## 37 Martinbrook Link NE, Calgary, Alberta - \$534,999



Main Photo

### Property Description

Welcome to this fully developed detached home, complete with a paved alley, fenced, landscaped west-facing backyard, and a spacious entertainment deck. There is ample room for a double garage while still preserving the lush green space. Step inside to a large front lifestyle room adorned with laminate flooring throughout the main level. The upper level and basement feature plush carpet floors, adding a touch of comfort and warmth to these spaces. The back of the home offers a dining area with sliding doors leading to a private yard, along with storage and an open concept kitchen. The kitchen boasts an abundance of cabinets, counter space, and a full general electronic appliance package, adding both elegance and convenience. Upstairs, you'll find two guest rooms with windows overlooking the backyard, a refreshed 4-piece bathroom, and a master bedroom featuring its own walk-in closet and tranquil views of the quiet neighborhood. The illegal basement suite (Separate Entrance) expands the usable space and comes with 1 bedroom, kitchen, living area, full washroom and separate laundry. Conveniently located in close proximity



to the Dashmesh Culture Centre, schools, parks, Martindale LRT station, and a few minutes away from Saddletowne Plaza, fitness center, health clinics, and restaurants. Don't miss the opportunity to own a property in this highly desirable community. Schedule your private viewing today and make this cozy home your own!

## REALTOR Referral

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