



THE
A-TEAM

**RE/MAX
FIRST**

277 MARTIN CROSSING Place, Calgary T3J 0L2

MLS® #: **A2109008**

Area: **Martindale**

Listing Date: **02/23/24**

List Price: **\$809,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 21-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar: **4,219 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,306**
Low Sqft:
Ttl Sqft: **2,306**

DOM

86

Layout

Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,City Lot,Cleared,Low Maintenance Landscape,Gentle Sloping,No Neighbours Behind,Paved Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Chandelier,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	5`10" x 8`10"
Living Room	Main	15`9" x 10`11"
Kitchen	Main	10`5" x 13`1"
Family Room	Main	14`11" x 12`4"
Laundry	Upper	7`7" x 5`11"
4pc Ensuite bath	Upper	8`6" x 4`11"
4pc Bathroom	Upper	9`7" x 4`11"

Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`4"
Dining Room	Main	15`9" x 6`5"
Breakfast Nook	Main	9`5" x 10`5"
Pantry	Main	3`10" x 3`11"
Bedroom - Primary	Upper	13`11" x 13`10"
Bedroom	Upper	10`9" x 9`11"
Bedroom	Upper	10`9" x 11`11"

Bedroom - Primary
Kitchen
4pc Bathroom
Bedroom

Upper
Basement
Basement
Basement

11`10" x 15`11"
10`0" x 8`2"
8`8" x 5`11"
10`3" x 11`9"

5pc Ensuite bath
Storage
Exercise Room
Game Room

Upper
Basement
Basement
Basement

10`9" x 9`8"
7`3" x 4`9"
11`2" x 8`7"
13`5" x 26`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1N

0910613

Remarks

Pub Rmks:

This captivating house offers a perfect blend of elegance and functionality, boasting an ideal location backing onto the Genesis Center. This home has it all - **SEPARATE LIVING & FAMILY AREA, 2 PRIMARY BEDROOM WITH ENSUITE, 4.5 Baths, RENTABLE ILLEGAL SUITE** with a separate entrance, **NO NEIGHBOURS AT THE BACKSIDE** but rather open views of Genesis grounds, and amazing upgrades throughout the whole house. The main floor welcomes you with an open concept layout adorned with 9-foot ceilings, creating a spacious and airy ambience. Enjoy separate living and family areas, a formal dining space, and a cozy breakfast nook. The kitchen, a masterpiece in itself, boasts incredible upgrades, and the pantry provides ample storage space. The spacious family area is big enough to entertain your guests with a cozy fireplace and a built-in TV wall. As you ascend to the upper level, discover two primary bedrooms with luxurious ensuites, two additional bedrooms, and a convenient laundry room. Every inch of this residence exudes opulence and practicality. The basement is perfect for entertaining guests or generating additional rental income. It is an illegal rentable suite with a separate entrance, bedroom, a full kitchen, a full bath, and a huge family area. The backyard is fully paved with concrete for low maintenance and increased usable space. Imagine entertaining friends or simply unwinding in this private oasis with no neighbours at the backside and enjoy the scenic expanse of Genesis grounds. Located on the best street in the Martindale area and backing onto the Genesis Center playgrounds, this home offers unparalleled privacy with open views. Convenience is at your doorstep, with popular amenities within walking distance - The Genesis Center, Saddle town Circle having all retail shops, banks, the train station, and the Martindale Gurudwara are all easily accessible. Seize the opportunity to make this remarkable house your forever home. Embrace a lifestyle of luxury, practicality, and community in this Martindale masterpiece. **CHECK VIRTUAL TOUR** and come visit to appreciate this house.

Inclusions:
Property Listed By:

None
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











