



THE
A-TEAM

**RE/MAX
FIRST**

148 MARTIN CROSSING Crescent, Calgary T3J 3S9

MLS®#: **A2142226**

Area: **Martindale**

Listing Date: **07/19/24**

List Price: **\$599,800**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 16-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,299**
Low Sqft:
Ttl Sqft: **1,299**

Lot Information

Lot Sz Ar: **3,024 sqft**
Lot Shape:

DOM

59
Layout
Beds: **4 (3 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Garden,Low Maintenance Landscape,Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Dog Run,Private Entrance,Private Yard,Storage,Uncovered Courtyard**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Natural Woodwork,No Smoking Home,Pantry,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`6" x 4`8"	Living Room	Main	13`6" x 12`0"
Library	Main	5`3" x 7`7"	Kitchen	Main	14`0" x 9`9"
Dining Room	Main	10`8" x 6`7"	Pantry	Main	6`6" x 2`8"
Laundry	Main	3`9" x 2`4"	2pc Bathroom	Main	3`1" x 6`9"

Nook	Main	2`10" x 3`1"	Bedroom - Primary	Upper	13`3" x 12`6"
2pc Ensuite bath	Upper	5`6" x 6`2"	Bedroom	Upper	12`0" x 9`1"
Bedroom	Upper	11`3" x 9`8"	4pc Bathroom	Upper	5`0" x 8`3"
Living Room	Basement	7`11" x 10`11"	Dining Room	Basement	5`3" x 10`11"
Kitchen	Basement	3`7" x 14`11"	Storage	Basement	4`7" x 3`0"
Den	Basement	5`3" x 3`7"	Mud Room	Basement	5`11" x 6`11"
Bedroom	Basement	13`10" x 10`8"	4pc Ensuite bath	Basement	4`11" x 7`0"
Laundry	Basement	4`8" x 7`0"	Furnace/Utility Room	Basement	3`10" x 7`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9810138**

Zoning: **R-C1N**

Remarks

Pub Rmks: **PERFECT OPPORTUNITY HOME, FABULOUS NEW PRICE ADJUSTMENT AND FLEXIBLE POSSESSION (Tenants will be vacating in the coming couple of weeks) - ideal for larger families and full function basement use. One-of-a-kind updates fill this beautifully kept 2-storey, with only 3 owners/resident families and around 1900 square feet between the 3 levels. Exterior features: front verandah with built-in bench, full width West deck, exits on both sides, large double detached garage, finished with similar wood to the interior, and outdoor shed for tools, in the fully fenced, private yard. The main floor feels airy and flexible, from the foyer into the open living-dining (or living and study/office) area, through to the wrapped custom kitchen, mudroom with well-designed pantry & laundry (or breakfast dining) spaces at the rear. Stainless steel appliances, glass doors and fully upgraded side bar are only some of the thoughtful touches, and there is another half bathroom on this level by the rear patio doors. The upper layout includes 3 great bedrooms (enough for large furniture plus accessory items (desk, pets, hobby or work space) with 2 bathrooms - one full, and one half. This creative feature was designed to offer the owners the ability to have separate personal shower and sink space. A separate side door to the basement, is the entry to the wonderfully efficient, compact illegal suite, which includes a huge bedroom, full bathroom, kitchenette, room for dining and den use, a functional "mud room", and can just as easily be perfect for lower level parent residents, older kids, guest privacy, or just personal use as a media or entertainment area. Buyers to verify with City of Calgary guidelines for suite use or legalization. This perfect property is full of enhancements, from the wood ceiling and wall detailing (quality natural wood), hard flooring through all 3 floors, and has tons of potential for any lifestyle. Property was permitted for basement development 2000, garage 2009, professionally cleaned before listing, and compliant RPR was performed 2022.**

Inclusions: **Primary Bedroom Wardrobe, Basement Refrigerator, Basement Range Hood, Basement Electric Range, Basement Washer and Dryer, Outdoor Shed**

Property Listed By: **CIR Realty**

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