



THE
A-TEAM

**RE/MAX
FIRST**

228 MARTINVALLEY Crescent, Calgary T3J 4L6

MLS®#: **A2151911**

Area: **Martindale**

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

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 09-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,201**
Low Sqft:
Ttl Sqft: **1,201**

Lot Information

Lot Sz Ar: **3,087 sqft**
Lot Shape:

DOM

54
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Crown Molding,No Animal Home,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`0"
Living Room	Main	15`2" x 16`10"
Bedroom	Second	9`3" x 11`3"
Bedroom - Primary	Second	11`11" x 10`6"
Bedroom	Basement	8`1" x 13`2"

Room	Level	Dimensions
Kitchen	Main	16`7" x 13`5"
4pc Bathroom	Second	7`11" x 5`0"
Bedroom	Second	10`2" x 11`8"
4pc Bathroom	Basement	9`5" x 4`11"
Kitchen	Basement	8`6" x 16`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0012875

Zoning:
R-C1N

Remarks

Pub Rmks:

Welcome to your dream home at 228 Martinvalley Cres NE in Calgary. Nestled within a lively community, this detached house features a back detached garage. This stunning residence seamlessly combines luxury, comfort, and convenience. Upon entering the main floor, you are greeted by soaring eight-foot ceilings, creating an atmosphere of elegance. The spacious layout is ideal for entertaining guests or enjoying quality time with family. The kitchen, adorned with LVP, showcases exquisite quartz countertops, a beautiful backsplash, an eating area, and white appliances. A mudroom and a 2-piece bathroom complete the main floor. Ascending the stairs, you'll find a generous master bedroom with a well-sized closet. This level also includes two spacious bedrooms and a 4-piece bathroom. Conveniently located near schools, playgrounds, shopping centers, restaurants, and grocery stores. Contact your favorite realtor today to schedule a private showing.

Inclusions:
Property Listed By:

N/A
eXp Realty

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