



THE
A-TEAM

**RE/MAX
FIRST**

6567 MARTINGROVE Drive, Calgary T3J 2T4

MLS®#: **A2152876**

Area: **Martindale**

Listing Date: **07/25/24**

List Price: **\$599,999**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**
Lot Information
Lot Sz Ar: **3,412 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,052**
Low Sqft:
Ttl Sqft: **1,052**

DOM

53
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Refrigerator**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`4" x 9`9"
Kitchen	Main	9`11" x 9`5"
Laundry	Upper	8`11" x 4`10"
Bedroom - Primary	Upper	15`1" x 11`4"
Bedroom	Lower	12`6" x 7`11"
Bedroom	Lower	10`11" x 7`7"
3pc Bathroom	Upper	8`5" x 5`5"

Room	Level	Dimensions
Living Room	Main	15`6" x 11`11"
Living Room	Basement	10`11" x 8`5"
Furnace/Utility Room	Basement	8`0" x 6`8"
Bedroom	Upper	8`11" x 8`6"
Bedroom	Upper	12`6" x 11`5"
2pc Bathroom	Lower	7`10" x 4`1"
4pc Bathroom	Upper	8`9" x 5`5"

**3pc Bathroom
Walk-In Closet**

**Basement
Upper**

**6`8" x 3`10"
5`5" x 4`11"**

Kitchen With Eating Area

Basement

16`6" x 8`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8210414

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to Your Dream Home! Looking for an impeccably maintained and upgraded home in a family-friendly neighborhood? Look no further—this is it! Spacious Living: This open-concept 4-level split offers thoughtfully designed space with soaring cathedral ceilings that create an immediate "WOW" factor as soon as you step inside. Featuring 5 bedrooms, 3 and half bathroom and a backyard that backs onto a Tot Lot, this home combines the best of both worlds—privacy and play. Recent upgrades include a new roof and siding (2021), fresh paint, and a completely revamped kitchen with brand new stainless steel appliances. Inside, you'll find many elegant upgrades such as new fixtures, flooring, quartz counter tops, and light fixtures. The basement includes a self-contained illegal suite with a separate entrance, offering 2 additional bedrooms. This versatile space is perfect for extended family, guests, or as a rental opportunity.**

Inclusions: **none**
Property Listed By: **Royal LePage METRO**

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