



THE
A-TEAM

**RE/MAX
FIRST**

58 MARTHA'S HAVEN Place, Calgary T3J 3W2

MLS®#: **A2157851**

Area: **Martindale**

Listing Date: **08/15/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$70k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **1,707**
Low Sqft:
Ttl Sqft: **1,707**

Lot Information

Lot Sz Ar: **3,175 sqft**
Lot Shape:

DOM

34
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
Park Feat: **Double Garage Detached**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	15`5" x 12`7"
Bedroom	Second	10`7" x 10`2"
Living Room	Main	21`0" x 11`3"
Dining Room	Main	12`8" x 10`2"
Kitchen	Basement	10`6" x 7`1"
Laundry	Main	8`2" x 7`10"
2pc Bathroom	Main	4`11" x 4`9"

Room	Level	Dimensions
Bedroom	Second	10`6" x 9`11"
Bedroom	Second	11`3" x 9`9"
Kitchen	Main	12`2" x 10`0"
Living/Dining Room Combination	Basement	15`6" x 14`9"
Den	Basement	11`3" x 7`10"
Furnace/Utility Room	Basement	7`3" x 6`10"
4pc Bathroom	Second	7`11" x 4`11"

4pc Ensuite bath

Basement

7' 0" x 4' 6"

5pc Ensuite bath
Legal/Tax/Financial

Second

13' 3" x 12' 3"

Title:
Fee Simple
Legal Desc:

9810398

Zoning:
R-C1N

Remarks

Pub Rmks: **Welcome to this stunning and well-kept 4-bedrooms, 4-bathrooms home, double detached garage, and very near to Martindale LRT and bus station perfect for families looking for space and comfort. Recently updated with fresh paint and polished hardwood floors, this home is ready for you to move in and enjoy. The main floor boasts a large, bright living area with fireplace and a sizable window that allows plenty of natural light to pour in. The open-concept design seamlessly connects the living room to a generous dining area, which provides direct access to the backyard, perfect for entertaining or relaxing outdoors. The bright kitchen features a central island, ideal for meal prep and gatherings. The main floor also includes a convenient laundry room and a 2-piece bath. Upstairs, you'll find three spacious bedrooms, including a luxurious master suite with a 5-piece ensuite bathroom. An additional full bathroom on this level ensures comfort for the whole family. The developed basement with an illegal suite with its own separate entrance (awaiting side entrance permit), offering potential rental income or space for extended family. It includes a large open living, kitchen and dining area, a den, and a bedroom with an ensuite bathroom. There's also a separate laundry for the basement's convenience. With ample space, modern updates, and a flexible layout, this home is a fantastic opportunity. There's also a fireplace in the basement, though it is currently disconnected. It's move-in ready and waiting for you to make it your own!**

Inclusions:
Property Listed By: **NA**
CIR Realty

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









