



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 MARTIN CROSSING Link, Calgary T3J 3V2**

MLS®#: **A2158284**

Area: **Martindale**

Listing Date: **08/16/24**

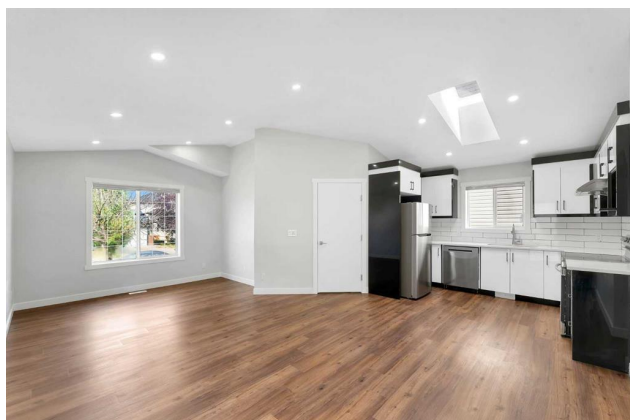
List Price: **\$574,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 12-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,004**  
Low Sqft:  
Ttl Sqft: **1,004**

Lot Information

Lot Sz Ar: **3,293 sqft**  
Lot Shape:

DOM

**33**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot,Treed**  
Park Feat: **Off Street,Parking Pad**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Lighting,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked**  
Int Feat: **Closet Organizers,Quartz Counters,Separate Entrance,Skylight(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`4" x 7`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 8`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 12`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>15`7" x 9`6"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>10`1" x 12`1"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>9`6" x 11`9"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 11`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 7`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`10" x 13`8"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`1" x 11`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`0" x 8`9"</b>
<b>Game Room</b>	<b>Lower</b>	<b>12`4" x 13`2"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1N**

**9812693**

Remarks

Pub Rmks: **Fully Renovated | Bi-Level | Illegal Basement Suite | 5 BED + 2 BATH | South-facing backyard | Well-Established Neighbourhood** Welcome to this beautiful bi-level home which has been completely renovated. Nestled in a highly regarded and well-established neighbourhood of Martindale , this fully-renovated 5-bedroom, 2-bathroom house is perfect for any investors or first time home buyers with its fully finished illegal basement suite. Step inside and you will be greeted with 2 entrances one leading to the main floor and the other to the basement. The main floor has an open dining and living area with a fully renovated two-tone kitchen tucked on the side, blending convince and privacy. The side door in the dining room leading to the deck is perfect for any family gatherings and celebrations. Heading down the hallway you will a find a 4pc bathroom with a stacked washer and dryer for your convenience. The primary bedroom at the back of the house provides luxury with its walk-in closet and comfort. Two additional generously-sized bedrooms on this floor also feature closets to further enhance the home's functionality for any family. Heading down to the fully finished illegal basement suite and you will be greeted with a generously sized living area which leads to a renovated kitchen. The basement also features 2 sizeable bedrooms with a huge window and their own closet. There is also a 4-pc bathroom and separate laundry in the basement for added convenience. Don't miss your chance to make this stunning house your forever home. Book a showing today!

Inclusions: **2nd Refrigerator, 2nd Electric Range, 2nd Range Hood**  
Property Listed By: **Real Broker**

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

