



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31 MARTIN CROSSING Park, Calgary T3J 3N6**

MLS® #: **A2158490**

Area: **Martindale**

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

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1996**

Lot Information

Lot Sz Ar: **3,476 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,150**  
Low Sqft:  
Ttl Sqft: **1,150**

DOM

**33**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Street Lighting**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`6" x 15`4"	Dining Room	Main	10`2" x 7`7"
Kitchen	Main	10`8" x 8`9"	Entrance	Main	7`4" x 5`7"
Bedroom - Primary	Second	11`9" x 15`6"	Bedroom	Main	9`5" x 10`4"
Bedroom	Second	9`2" x 9`5"	Bedroom	Basement	11`0" x 13`1"
Game Room	Basement	16`7" x 8`4"	2pc Bathroom	Main	4`6" x 5`6"
4pc Bathroom	Second	11`10" x 6`9"	3pc Bathroom	Basement	9`0" x 4`5"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9411374**

Zoning: **R-C1N**

Remarks

Pub Rmks: **Charming Home in Martindale Community Across School This lovely home offers 3 spacious bedrooms upstairs, full bath, perfect for a growing family. Main floor is an Open concept. Living room is bright and flow seamlessly to dining and kitchen area. From your dining, you can watch your child(ren) play, run around in the fenced huge backyard. Deck in the backyard is an extension for summer barbeque /get together. The family's chef will enjoy cooking in this functional kitchen which comes with STAINLESS appliances. The DEVELOPED basement includes a cozy family room, an additional bedroom, and a 3-piece bathroom, providing extra space and comfort. NO NEED to rush the kid(s) in the morning for school, this home is LOCATED DIRECTLY ACROSS from a school. Just a short WALK to bus and train stations, convenience is at your doorstep. A QUICK drive will take you to nearby amenities, like Airport, Library, Genesis sports centre, ymca, shops, Outlet Mall, banks, restaurants, clinics, Hospital, making this an ideal home. EASY ACCESS to Metis Trail, Stoney Trail. Book your Showing Now.**

Inclusions: **n/a**  
 Property Listed By: **URBAN-REALTY.ca**

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











