



THE
A-TEAM

**RE/MAX
FIRST**

714 MARTINDALE Boulevard, Calgary T3J 3W3

MLS®#: **A2162134** Area: **Martindale** Listing Date: **08/31/24** List Price: **\$679,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **4,047 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,743**
 Low Sqft:
 Ttl Sqft: **1,743**

DOM

19
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,City Lot,Landscaped,Level**
 Park Feat: **Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`3" x 2`11"	Dining Room	Main	11`3" x 10`9"
Kitchen	Main	10`0" x 11`3"	Living Room	Main	15`8" x 11`4"
4pc Bathroom	Upper	9`2" x 4`11"	4pc Ensuite bath	Upper	9`6" x 5`9"
Bedroom	Upper	10`5" x 10`7"	Bedroom	Upper	11`4" x 11`10"
Bedroom	Upper	10`5" x 9`10"	Laundry	Upper	8`5" x 5`11"
Bedroom - Primary	Upper	17`11" x 12`10"	4pc Bathroom	Basement	12`2" x 4`11"
Bedroom	Basement	9`8" x 9`3"	Kitchenette	Basement	13`11" x 3`11"

Game Room

Basement

15`10" x 16`10"

Furnace/Utility Room
Legal/Tax/Financial

Basement

9`8" x 5`8"

Title:
Fee Simple
Legal Desc:

9910717

Zoning:
R-C1N

Remarks

Pub Rmks:

Ideal for first time home buyer, welcome to this beautiful two-storey double front garage on a wide lot and facing to the park with fully finished illegal suite basement in the well established community of Martindale. While you enter on the main floor you will be greeted with spacious living room with gas fireplace and overlooking to the dining area and huge kitchen. One 2-piece washroom on the main floor with ample of closet space completes the main floor. The second floor offers you the 4 bedrooms with master bedroom has its own 4-piece ensuite. Addition to these it has one more 4-piece washroom and laundry room. Don't stop here, step down to the fully finished illegal suite basement with separate entrance, one bedroom, living room and a 4-piece washroom with the utility room with some extra storage. Hurry up as it don't gonna last, call you favourite realtor today and book a private showing today.

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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