



THE
A-TEAM

**RE/MAX
FIRST**

92 MARTINWOOD Road, Calgary T3J 3H6

MLS®#: **A2163250**

Area: **Martindale**

Listing Date: **09/06/24**

List Price: **\$499,900**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**

Finished Floor Area

Abv Sqft: **980**

Low Sqft:

Ttl Sqft: **980**

Lot Information

Lot Sz Ar: **2,960 sqft**

Lot Shape:

DOM

13

Layout

Beds: **3 (2 1)**

Baths: **2.0 (2 0)**

Style: **4 Level Split**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Private,Rectangular Lot**
Park Feat: **Alley Access,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Chandelier,Granite Counters,Open Floorplan,Recessed Lighting,Storage,Vaulted Ceiling(s),Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`8" x 10`11"
Living Room	Main	16`0" x 13`0"
Foyer	Main	5`8" x 4`5"
Furnace/Utility Room	Basement	10`10" x 9`1"
Bedroom	Upper	9`2" x 9`2"
4pc Bathroom	Basement	10`10" x 4`8"

Room	Level	Dimensions
Dining Room	Main	10`1" x 9`10"
Family Room	Basement	19`10" x 16`0"
Flex Space	Basement	12`8" x 8`8"
Bedroom - Primary	Upper	12`8" x 11`5"
Bedroom	Basement	12`0" x 9`7"
4pc Bathroom	Upper	9`7" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9110057

Zoning:
R-C1N

Remarks

Pub Rmks: **A Perfect Place to call your own!!! Welcome this stunning, fully renovated, extremely well kept home. From the minute you walk in, you will fall in love. As you enter the home, you're greeted by an open foyer space boasting of tall, vaulted ceilings and an open floor plan. A spacious living room with massive, picturesque windows overlooking the manicured front yard allowing for tons of natural light to come in, making the space very bright and inviting along with a cozy gas fireplace. The dining area features ample room for a large table and features a stunning glass drum chandelier with eye catching crystal pendants. Walk into the kitchen featuring granite counter tops, a deep undermount sink, recessed lighting, and new shaker style cabinetry. The kitchen also includes a floating island/ breakfast bar. Upstairs you are greeted by a large master bedroom with mirrored sliding closet doors and bright windows. The second bedroom is a good size and features large windows and a deep closet. The 4-piece updated bathroom includes a full height shower surround, new granite counters with undermount sink, and new toilet. The lower level includes an enormous family room with oversized basement windows and hardwood flooring. A flex room area, a 3rd large bedroom with plenty of closet space and a completely renovated 4-piece bath with full height tile surround, new toilet, and new vanity. Laundry/ Utility room has new washer and dryer and plenty of storage space. On this floor you can also find a large crawl space great for additional storage. Enjoy your private backyard patio, a fully fenced backyard complete with a storage shed and raised garden boxes. This turnkey home is completely renovated from top to bottom. New windows, new roof, new siding, new carpet, new vinyl plank floors, new paint, full kitchen, and bath renos... A definite must see. Don't wait, book your showing today!**

Inclusions: **Breakfast Hutch in kitchen, Shed in backyard, Garden beds in backyard**

Property Listed By: **RE/MAX House of Real Estate**

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









