



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**277 MARTIN CROSSING Place, Calgary T3J 0L2**

MLS®#: **A2164005**

Area: **Martindale**

Listing Date: **09/14/24**

List Price: **\$799,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar: **4,219 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,348**  
Low Sqft:  
Ttl Sqft: **2,348**

DOM

**68**  
Layout  
Beds: **5 (4 1)**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Low Maintenance Landscape,Interior Lot,Street Lighting,Rectangular Lot**

Park Feat:

**Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Bookcases,Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 9`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`8" x 15`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`3" x 12`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 12`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>21`0" x 17`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 9`7"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 8`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`9" x 9`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`10" x 14`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 14`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 9`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`7" x 5`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`10" x 16`0"</b>

Walk-In Closet  
Bedroom  
Kitchen  
Furnace/Utility Room

Upper  
Basement  
Basement  
Basement

6`5" x 6`9"  
10`3" x 1`10"  
8`5" x 11`8"  
8`1" x 7`3"

4pc Bathroom  
Den  
Game Room

Basement  
Basement  
Basement

8`9" x 6`0"  
12`9" x 8`7"  
13`6" x 26`4"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-C1N

0910613

Remarks

Pub Rmks:

**Backing onto Genesis Turf Soccer Field | No Neighbours Behind | Incredible Family Friendly Location | 1 Bed + Den Basement Suite(illegal) with Side Entry | Gas Fireplace | Built-In Shelving | Open Floor Plan | Large Windows | Ample Natural Light | Granite Countertops | Stainless Steel Appliances | Raised Breakfast Bar | Corner Pantry | Upper Level Laundry | Basement Suite(illegal) Open Floor Plan | Large East Facing Backyard with No Maintenance Landscaping | Fully Fenced Backyard | Double Attached Garage. Welcome to this spacious and well kept family home boasting 2348 SqFt throughout the main and upper levels with an additional 928 SqFt in the basement suite(illegal). Open the front door to a foyer with closet storage and an immediate entry to the large living room. This home has an expansive living space great for hosting friends and family. The open floor plan kitchen, dining and family rooms are a comfortable space to spend time with the family. These are all well lit with morning light as the windows are all East facing. The kitchen is outfitted with granite countertops, stainless steel appliances ample cabinet storage and a corner pantry. In the middle of the kitchen is an island with a raised breakfast bar with barstool seating making this the perfect spot to enjoy small meals. The dining room is paired with sliding glass doors that lead to the wooden deck and concrete patio. The living room is centred with a gas fireplace framed with cubby shelving and a TV ready wall above. The main level is complete with a 2pc bathroom. Upstairs has 4 bedrooms, 3 full bathrooms and a laundry room. The first primary bedroom has a walk-in closet and 5pc ensuite bathroom. The 5pc bath has a deep soaking tub, walk-in shower and double vanity. The 2nd primary bedroom has a 4pc ensuite bath with a tub/shower combo. Bedrooms 3 & 4 on this level share the main 4pc bath. The laundry located on this upper level near the bedrooms adds to your convenience. Downstairs the 1 bed + den basement suite(illegal) has a separate side entrance. The basement has an open floor plan kitchen and rec room which allots for both living and dining. The kitchen is outfitted with white appliances, cabinets above & below, laminate countertops and a large tile backsplash. The bedroom on this lower level is large and has a closet. The basement den is a multi-use space; a home office, gym, kids playroom or even for short stay overnight guests. The basement has a 4pc bathroom with a tub/shower combo. Head outside to a large fully fenced backyard with little to no landscaping! The concrete patio is extended from the wooden deck almost to the rear fence line. The rear fence has a gate that leads directly onto the park to the Genesis soccer field providing your family with an easy access to plenty of activities! The front attached garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too. Hurry and book a showing at this incredible family home today!**

Inclusions:  
Property Listed By:

**Basement Appliances  
RE/MAX Crown**

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











