



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**42 MARTHA'S Close, Calgary T3J 4J8**

MLS® #: **A2165068**

Area: **Martindale**

Listing Date: **09/12/24**

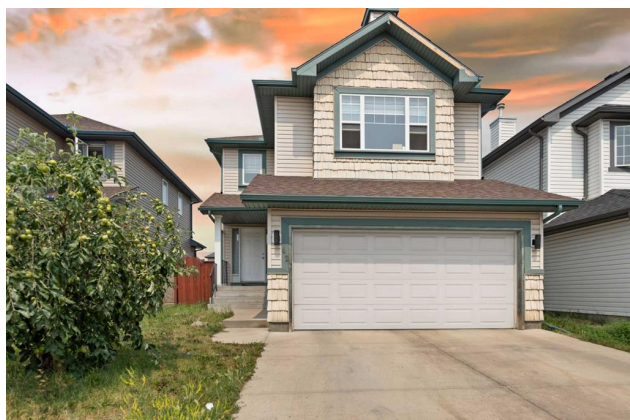
List Price: **\$749,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
City/Town: **Calgary**  
Year Built: **2001**

Lot Information

Lot Sz Ar: **3,907 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,930**  
Low Sqft:  
Ttl Sqft: **1,930**

DOM

**69**

Layout

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`11" x 10`0"
Kitchen	Main	13`4" x 11`11"
Laundry	Upper	5`5" x 3`2"
Living Room	Basement	11`7" x 9`6"
Bedroom	Upper	12`1" x 9`4"
Bedroom	Basement	12`3" x 8`11"
2pc Bathroom	Main	7`0" x 2`10"

Room	Level	Dimensions
Living Room	Main	13`1" x 12`10"
Bonus Room	Upper	17`11" x 12`4"
Furnace/Utility Room	Basement	13`6" x 8`11"
Bedroom - Primary	Upper	13`2" x 10`10"
Bedroom	Upper	11`3" x 10`7"
Bedroom	Basement	10`11" x 9`0"
4pc Ensuite bath	Upper	9`10" x 8`1"

4pc Bathroom  
Kitchen  
Mud Room  
Laundry

Upper  
Basement  
Main  
Basement

12`1" x 5`9"  
14`6" x 9`10"  
10`3" x 5`8"  
5`1" x 5`0"

4pc Bathroom  
Walk-In Closet  
Foyer

Basement  
Upper  
Main

6`8" x 4`11"  
6`1" x 5`5"  
8`8" x 5`8"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

0112309

Zoning:  
R-C1N

Remarks

Pub Rmks:

**LEGAL SUITE | SEPARATE ENTRANCE | 5 BEDROOMS, BONUS ROOM & 3.5 BATHS | BACK ALLEY | 1930 SqFt Main & Upper Levels | 742 Sqft 2 Bedroom Basement | Double Attached Garage | Expansive living Space | Large Kitchen Island | Large Windows | Ample Natural Light | Fully Fenced | Deck | \*\*\*\*Location ,Location ,Location\*\*\*\* An Amazing 3+2 Bedroom + Bonus room , Front Garage Home in the beautiful community of Martindale! Enter into this open front foyer with an excellent floor plan. A very bright dining room with big window, an open living space with a wonderful gas fireplace to keep you warm on those chilly winter nights. The kitchen is perfect for all of your needs with Quartz countertops, a large island perfect for an eating area and a good size pantry and a 2 piece bathroom make this floor perfect for your every day needs! Upstairs find 3 bedrooms with the master including a beautiful 4 piece ensuite walkthrough to your walk-in closet! The two other bedrooms are a great size and another 4 piece bathroom, Laundry room and very bright front south facing bonus room completes the wonderful upper level. The LEGAL 2 bedrooms basement suite with separate entrance, kitchen, living room. Nearby parks, lots of green space, walking distance to Elementary, Junior high School, Martindale C-Train station. Genesis centre, Airport and lots of Shopping places make this property more attractive. Don't let this amazing opportunity go away, book your showing today!**

Inclusions:  
Property Listed By:

N/A  
TREC The Real Estate Company

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

