



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**
 Sub Type: **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

7
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







