



THE
A-TEAM

**RE/MAX
FIRST**

261 MARTIN CROSSING Place, Calgary T3J 0L4

MLS®#: **A2165809** Area: **Martindale** Listing Date: **09/20/24** List Price: **\$789,900**
 Status: **Active** 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: **3,918 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,163**
 Low Sqft:
 Ttl Sqft: **2,163**

DOM

39
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Landscaped,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Playground,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`2" x 3`3"	Dining Room	Main	11`5" x 8`11"
Foyer	Main	11`0" x 10`4"	Other	Main	18`4" x 21`6"
Kitchen	Main	12`0" x 13`5"	Laundry	Main	6`5" x 6`9"
Living Room	Main	11`8" x 13`6"	Office	Main	11`3" x 11`7"
4pc Bathroom	Second	6`9" x 10`4"	5pc Ensuite bath	Second	9`8" x 14`1"
Bedroom	Second	10`11" x 9`11"	Bedroom	Second	10`11" x 10`0"
Laundry	Second	6`3" x 7`6"	Bedroom	Second	14`6" x 12`0"

**Bedroom - Primary
Bedroom
Kitchen
Furnace/Utility Room**

**Second
Basement
Basement
Basement**

**13`0" x 13`9"
10`6" x 12`0"
8`3" x 8`2"
6`4" x 13`11"**

**4pc Bathroom
Bedroom
Game Room**

**Basement
Basement
Basement**

**7`11" x 5`0"
11`1" x 9`11"
13`8" x 13`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 | 2-Bed Basement Suite(illegal) with Side Entry | Main Level office | Open Floor Plan | Expansive Living Space | Gas Fireplace | Chef's Kitchen | Spice Kitchen | Quartz Countertops | Built-in Storage | Upper Level Laundry | Basement Separate Entry & Laundry | Open Floor Plan | Full Kitchen | Large Backyard | Deck | Patio | Lawn | Double Front Attached Garage & Driveway. Welcome to this incredible 2-storey family home boasting 2163 SqFt throughout the main and upper levels with an additional 909 SqFt in the 2 bedroom basement suite(illegal). Open the front door to a tiled foyer with closet storage. The open door office is great for anyone with a work-from home lifestyle. Head into the heart of the home; the chef's kitchen outfitted with quartz countertops, crisp backsplash, stainless steel appliances and a centre island with barstool seating. Keep this kitchen sparkling and use the spice kitchen with an electric cooktop, range hood, single basin sink and additional cabinet space. The dining and living rooms are framed with large windows that overlook the backyard. Off the dining room is a door to the back deck, patio and yard making indoor/outdoor living a smooth and easy transition. The living room is centred with a gas fireplace and TV ready wall above. The main level has a great mudroom off the interior garage door with both closet storage and built-in cabinet storage, a quartz countertop and single basin sink. The main level is complete with a 2pc bathroom. Upstairs holds 3 large bedrooms, 2 full bathrooms, a bonus/flex room and a laundry room. The primary bedroom is expansive and is paired with a walk-in closet and 5pc ensuite bath. The ensuite has a deep soaking tub, walk-in closet, his & hers vanities and a private washing closet. Bedrooms 2, 3 & 4 are both large and share the main 4pc bathroom with a tub/shower combo. The laundry located upstairs is a great addition for convenience as its near the all the bedrooms. Downstairs, the 2 bedroom basement suite(illegal) has a separate side entrance and laundry! The open floor plan kitchen and rec room are great for a flexible of living and dining. The kitchen is finished with laminate countertops and plenty of cabinet storage. The 2 bedrooms on this level are both a great size and share the main 4oc bath with a tub/shower combo. The laundry is located in the storage room to not take away from any living space! Outside, this home has an incredible backyard with a deck, concrete patio and large lawn! he 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 today!
Spice Kitchen: Electric Cooktop, Range Hood. Basement: Stove, Range Hood, Refrigerator, Washer, Dryer.

Inclusions:
Property Listed By:

RE/MAX Crown

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











