



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 MARTINRIDGE Way, Calgary T3J 3L4**

MLS®#: **A2166680**

Area: **Martindale**

Listing Date: **09/18/24**

List Price: **\$574,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,250 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,013**

Low Sqft:

Ttl Sqft: **1,013**

DOM

**1**

Layout

Beds: **4 (2 2 )**

Baths: **2.0 (2 0)**

Style: **4 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Disposal,Dryer,Electric Stove,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>21`2" x 10`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`9" x 5`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`7" x 12`10"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>13`5" x 8`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>7`10" x 11`11"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>21`2" x 17`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 10`10"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`10" x 13`1"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>12`2" x 6`1"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`4" x 12`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**9211260**

Remarks

Pub Rmks:

**Welcome to your dream home! This IMPECCABLY RENOVATED 4-level split, complete with a FULLY FINISHED BASEMENT and a double detached garage, is nestled in the highly sought-after community of Martindale. Upon entering through the formal front entrance, you're welcomed by an expansive open-concept main level, showcasing vaulted ceilings, luxurious vinyl plank flooring, and a chef's dream kitchen. The kitchen features a sleek subway tile backsplash, stainless steel appliances, including a double-door refrigerator, dishwasher, Dacor gas range, and a premium chimney hood fan. At the heart of this beautiful home is the oversized kitchen island, perfect for entertaining, which flows seamlessly into the living room, where a cozy gas fireplace invites you to unwind. Upstairs, you'll find two generously sized bedrooms, including the primary bedroom, and a stylish 4-piece bathroom. The bright and specious lower level offers a spacious rec room, bathed in natural light from oversized windows, alongside a beautifully designed modern kitchen with elegant stainless steel appliances. The fully finished basement completes the home with two additional bedrooms featuring newly installed egress windows, and a beautifully appointed 3-piece bathroom with a walk-in shower, plus a convenient washer and dryer. Step outside through the side entrance to enjoy the private backyard, featuring a detached 2-car garage. This home exudes pride of ownership, with a new roof and siding added in 2021. Ideally located near the CTrain, schools, The Genesis Centre, and Stoney Trail, this home blends convenience with modern elegance. Don't miss your opportunity—schedule a private viewing today!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Complete Realty**

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









