



THE A-TEAM

RE/MAX FIRST

52 MARTINRIDGE Way, Calgary T3J 3L4

MLS#: A2166680 Area: Martindale Listing: 09/18/24 List Price: \$569,900
Status: Pending County: Calgary Change: -\$5k, 30-Oct Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1992
Finished Floor Area: Abv Sqft: 1,013, Low Sqft: , Ttl Sqft: 1,013
Lot Sz Ar: 3,250 sqft
Lot Shape:

DOM

76
Layout
Beds: 4 (2 2)
Baths: 2.0 (2 0)
Style: 4 Level Split

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

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Bathroom, Bedroom, Family Room, 3pc Bathroom, and Bedroom across Main, Second, Basement, and Lower levels.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

9211260

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY NOV 16 BETWEEN 2-4PM. 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









