

48 MARTINGROVE Way, Calgary T3J 2T2

MLS®#: **A2166689** Area: **Martindale** Listing Date: **09/17/24** List Price: **\$585,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1986**
Lot Information
 Lot Sz Ar: **3,498 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,445**
 Low Sqft:
 Ttl Sqft: **1,445**

DOM
65
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`6" x 3`11"	Living Room	Main	12`8" x 11`10"
Dining Room	Main	15`10" x 9`1"	Kitchen	Main	13`0" x 10`3"
Family Room	Main	11`7" x 10`5"	2pc Bathroom	Main	4`9" x 4`6"
Bedroom - Primary	Upper	12`11" x 10`5"	4pc Ensuite bath	Upper	7`3" x 7`5"
Bedroom	Upper	10`7" x 9`7"	Bedroom	Upper	9`7" x 7`9"
4pc Bathroom	Upper	7`3" x 5`0"	Game Room	Basement	14`6" x 10`9"
Family Room	Basement	19`11" x 9`1"	3pc Bathroom	Basement	8`0" x 5`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8311644

Remarks

Pub Rmks: **Almost 2,000 sq. ft. of developed space with a front single garage and separate RV parking in Martindale at this price range is a rare find—don't miss this opportunity! The main floor welcomes you with a large living area and a very spacious dining room. The kitchen and a cozy family room, featuring a wood-burning fireplace, are set in a more private setting, ideal for those who prefer privacy. Beyond the charming 2-piece powder room, you'll find the upper level with a beautiful, spacious foyer/landing area. The upper level includes two full bathrooms and three generously sized bedrooms, including a large master bedroom with an ensuite. The fully finished basement features a large rec room, family room, full bathroom, and a sizeable storage area. The basement laundry room includes its own pre-wash sink. Great potential to convert the basement into a secondary suite (with proper permits and rezoning). Imagine living on a corner lot with plenty of windows for natural light, enjoying morning coffee on the cozy front porch, walking through warm hardwood floors inside, relaxing by the wood-burning fireplace during the holidays, and hosting summer BBQs on the large back deck with built-in bench. Does this sound like your dream home? Contact your favorite REALTOR today to schedule your exclusive private showing!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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







