



THE
A-TEAM

**RE/MAX
FIRST**

148 MARTIN CROSSING Crescent, Calgary T3J 3S9

MLS®#: **A2167063**

Area: **Martindale**

Listing Date: **09/19/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar: **3,024 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,300**
Low Sqft:
Ttl Sqft: **1,300**

DOM

64
Layout
Beds: **4 (3 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Garden,Low Maintenance Landscape,Landscaped**
Park Feat: **Alley Access,Double Garage Detached,Enclosed,Garage Faces Rear,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Dog Run,Private Entrance,Private Yard,Storage,Uncovered Courtyard**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Natural Woodwork,No Smoking Home,Pantry,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`6" x 4`8"	Living Room	Main	13`6" x 12`0"
Library	Main	5`3" x 7`7"	Kitchen	Main	14`0" x 9`9"
Dining Room	Main	10`8" x 6`7"	Pantry	Main	6`6" x 2`8"
Laundry	Main	3`9" x 2`4"	2pc Bathroom	Main	3`1" x 6`9"

Nook	Main	2`10" x 3`1"	Bedroom - Primary	Upper	13`3" x 12`6"
2pc Ensuite bath	Upper	5`6" x 6`2"	Bedroom	Upper	12`0" x 9`1"
Bedroom	Upper	11`3" x 9`8"	4pc Bathroom	Upper	5`0" x 8`3"
Living Room	Basement	7`11" x 10`11"	Dining Room	Basement	5`3" x 10`11"
Kitchen	Basement	3`7" x 14`11"	Storage	Basement	4`7" x 3`0"
Den	Basement	5`3" x 3`7"	Mud Room	Basement	5`11" x 6`11"
Bedroom	Basement	13`10" x 10`8"	4pc Ensuite bath	Basement	4`11" x 7`0"
Laundry	Basement	4`8" x 7`0"	Furnace/Utility Room	Basement	3`10" x 7`0"

Legal/Tax/Financial

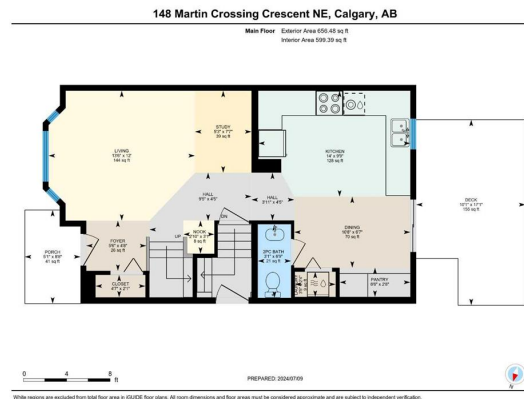
Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **9810138**

Remarks

Pub Rmks: **LAST CHANCE PRICE! Fall is moving to winter - quick possession available for this beautiful home. View iGuide Virtual Tour, Floor Plans and Virtual Staging for full 360 viewing of this beautiful property. Home is ideal for larger families and full function basement use. One-of-a-kind updates fill this beautifully kept 2-storey, with only 3 owners total. Includes 1900 square feet between the 3 levels. Exterior features: front verandah with bench, full width West deck, exits on both sides, large finished double detached garage, and outdoor shed, fenced, private yard. The main floor is flexible: foyer, open living-dining (or locate an office), to the wrapped custom kitchen, mudroom with built-in pantry & laundry and room for nook, at the rear. Stainless steel appliances, glass doors, soft close cabinets, tons of stone counters, room in the middle for adding a mobile or fixed island, and fully upgraded side bar with pantry cabinets, stackable laundry and nook table space are thoughtful touches, and there is a half bath conveniently close by the rear patio door entry/exit. The upper layout includes 3 great bedrooms (fits large furniture plus desks, hobby or work space), 2 bathrooms, one full, one half. This creative ensuite offers the owners separate shower and sink space, storage or toilet area. Main full bathroom is updated and includes linen closet inside. A separate side door to the basement is the entry to the efficient, compact illegal suite, which can easily be play area for family kids OR day home, guests or parents, and includes a huge bedroom, full bathroom, kitchenette, room for dining and den use, a functional "mud room". Buyers to verify with City of Calgary guidelines for suite legalization - does not need much, as an existing suite! This property has beautiful wood ceiling and wall detailing. Easy to clean hard floors are on all 3 levels, and tons of potential for any lifestyle. Property RPR was performed 2022.**

Inclusions: **Basement Appliances: Refrigerator, Electric Range, Range Hood, Washer, Dryer**
 Property Listed By: **CIR Realty**

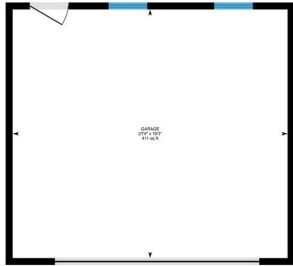
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





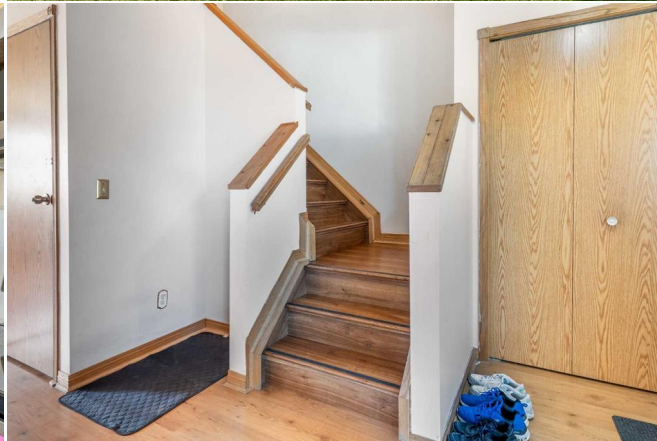
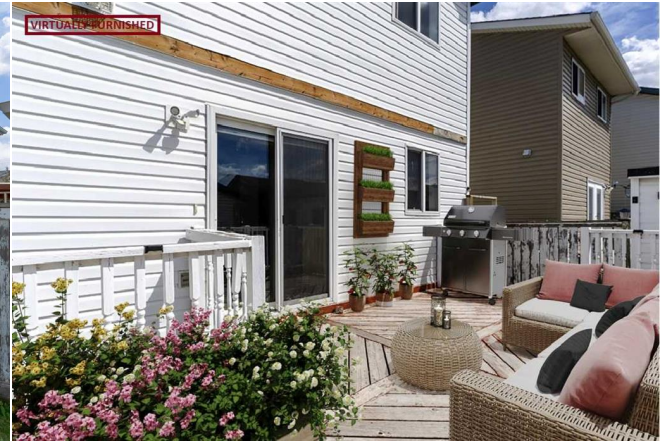
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Garage Excluded Area 455.82 sq ft



PREPARED: 20240709

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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2nd Floor Exterior Area 643.24 sq ft
Interior Area 887.08 sq ft
Excluded Area 5.19 sq ft



PREPARED: 20240709

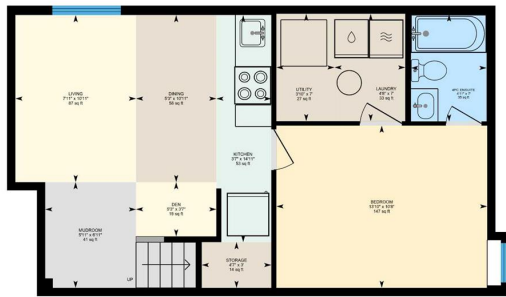
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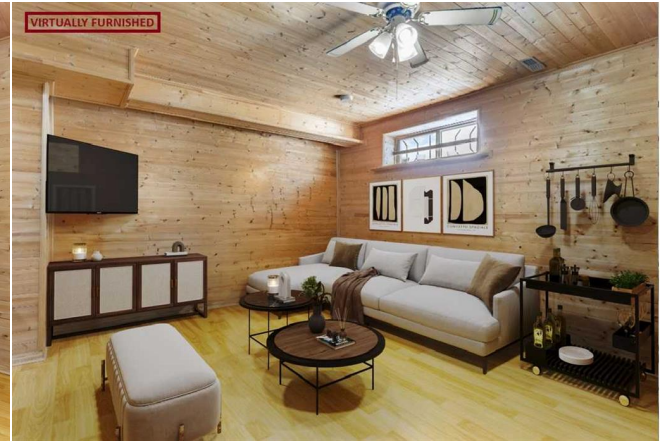
Basement (Below Grade) Exterior Area 558.00 sq ft
Interior Area 565.76 sq ft



0 3 6 ft PREPARED 2024/07/09

With regions are excluded from total floor area in GMLC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







VIRTUALLY CLEARED -
Tenant Bed Removed



VIRTUALLY RE-FURNISHED
Bedroom-Home-Office



VIRTUALLY CLEARED
Tenant Furniture
Removed



VIRTUALLY FURNISHED

