



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7828 MARTHA'S HAVEN Park, Calgary T3J 3X8**

MLS®#: **A2168676**

Area: **Martindale**

Listing Date: **09/26/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 15-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1999**  
Lot Information  
Lot Sz Ar: **4,499 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,575**  
Low Sqft:  
Ttl Sqft: **1,575**

DOM

**56**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Irregular Lot,Landscaped,Street Lighting**  
Park Feat: **Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Upper	5`6" x 8`10"
Bedroom	Upper	12`10" x 12`10"
3pc Bathroom	Upper	8`7" x 8`7"
Dining Room	Main	12`4" x 9`4"
Foyer	Main	8`6" x 9`3"
Living Room	Main	21`6" x 10`8"
Bedroom	Basement	11`1" x 7`8"

Room	Level	Dimensions
Bedroom - Primary	Upper	15`9" x 10`9"
Bedroom	Upper	10`0" x 12`0"
2pc Bathroom	Main	3`0" x 7`7"
Family Room	Main	10`0" x 10`10"
Kitchen	Main	15`5" x 10`9"
4pc Bathroom	Basement	5`1" x 8`0"
Bedroom	Basement	10`0" x 11`3"

Kitchen Furnace/Utility Room	Basement Basement	10`2" x 10`1" 9`8" x 7`0"	Game Room	Basement	12`0" x 9`9"
Legal/Tax/Financial					

Title: <b>Fee Simple</b>		Zoning: <b>R-CG</b>	
Legal Desc:	<b>9912500</b>		Remarks

Pub Rmks:	<p><b>Welcome to this stunning home in the highly sought-after community of Martindale! Situated on a beautiful lot, this beautifully renovated property offers over 2,100 sqft of living space. This two story heaven is situated close to bus stops, a train station, schools, Gurudwara, grocery stores, and a delightful playground. The open-concept kitchen is a true highlight, boasting new cabinets, quartz countertops, modern flooring, and sleek stainless steel appliances. The meticulous upkeep of this dwelling ensures a fresh and inviting atmosphere. Aside from the physical appearance, the sense of community here is splendid. Your neighbors are more than friendly faces and they are an extension of your family, adding a warm and welcoming value to the neighborhood. This beautiful two story house main floor welcomes with warm living area, open concept kitchen and 2pcs washroom. Upper level have three bedrooms and two full washroom including master bedroom with fully renovated bathroom with new build closets. Brand new 2 bedroom with full washroom basement with separate entrance. Contact your agent for showing this gem today.</b></p>
Inclusions:	<b>None</b>
Property Listed By:	<b>Prep Ultra</b>

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

















