



THE
A-TEAM

**RE/MAX
FIRST**

710 MARTINDALE Boulevard, Calgary T3J 3W3

MLS®#: **A2172992**

Area: **Martindale**

Listing **10/15/24**

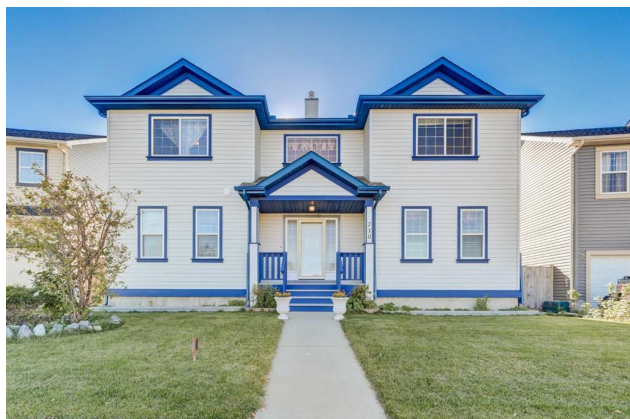
List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar: **4,036 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,970**
Low Sqft:
Ttl Sqft: **1,970**

DOM

49
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Interior Lot,Landscaped,Level,Street Lighting,Treed**
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Garage Faces Rear,Insulated,Side By Side**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,High Ceilings,Jetted Tub,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Track Lighting,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`9" x 14`1"
Kitchen	Main	17`2" x 13`5"
2pc Bathroom	Main	3`2" x 7`10"
Bedroom - Primary	Upper	15`5" x 14`1"
4pc Ensuite bath	Upper	9`4" x 8`8"
Bedroom	Upper	11`3" x 10`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`3" x 9`0"
Family Room	Main	16`8" x 14`1"
Storage	Main	6`7" x 5`11"
Walk-In Closet	Upper	9`4" x 5`1"
Bedroom	Upper	11`8" x 13`1"
4pc Bathroom	Upper	9`3" x 5`0"

Game Room
Bedroom

Basement
Basement

24`0" x 12`11"
14`0" x 13`0"

4pc Bathroom
Other
Legal/Tax/Financial

Basement
Basement

5`0" x 12`10"
11`5" x 26`9"

Title:
Fee Simple
Legal Desc:

9910717

Zoning:
R-CG

Remarks

Pub Rmks:

***** HUGE \$20K PRICE IMPROVEMENT ***** Welcome to your new home with exceptional CURB APPEAL located on a QUIET STREET in family-friendly Martindale! This is your opportunity to take over from an ORIGINAL OWNER, never been rented, and is in IMMACULATE CONDITION and well-loved and cared for. The OPEN CONCEPT layout is unique for the community, especially the DOUBLE HEIGHT VAULTED CEILINGS that create unmatched openness in your living room, which is ideal for entertaining guests, as well as to enjoy a movie night with family and friends. Imagine coming home and getting ready for guests to come over for dinner soon. You feel fortunate that you have extra guests parking on your driveway to your ATTACHED DOUBLE REAR GARAGE, and also plenty of street parking in front of the house. You've a few more groceries to buy and the closest grocery store is only 3 mins away, making it very convenient for you. You start preparing dinner, taking a minute to admire the new STAINLESS STEEL FRIDGE AND STOVE (July 2024), you're ready to impress your guests with your famous dishes. Perhaps after dinner, you plan to sit with your guests on your expansive deck and soak in the Fall sun on your SUNNY SOUTH FACING BACKYARD, which is meticulously maintained and landscaped as a serene backdrop for intimate connection and conversations with your closest circle. You can also go for a stroll in the WALKING PATHS in the park right across the street, or take your furry friend to the OFF LEASH PARK to get some exercise. You feel very grateful the location of your new home is so convenient: K-12 schools for your kids are only 3-4 mins away, transit (2 mins walk to bus stop, 7 mins walk to LRT station), great access to anywhere else in the city with Metis Tr, McKnight, and Stoney Tr close by. For your family, activities and events are abundant with shopping, restaurants, and entertainment at your fingertips! An active lifestyle day with the family can include going to GENESIS RECREATION CENTRE (6 mins to climbing, gym, fitness centre, indoor/outdoor sports), with programs for toddlers to seniors. Recent major updates completed: ROOF (2021) and EXTERIOR SIDING (2021). WOW! Come see today why this is the right family home for you!

Inclusions:
Property Listed By:

Hood Fan
Real Broker

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





