



THE
A-TEAM

**RE/MAX
FIRST**

22 MARTINGROVE Mews, Calgary T3J 2S9

MLS®#: **A2173081**

Area: **Martindale**

Listing Date: **10/21/24**

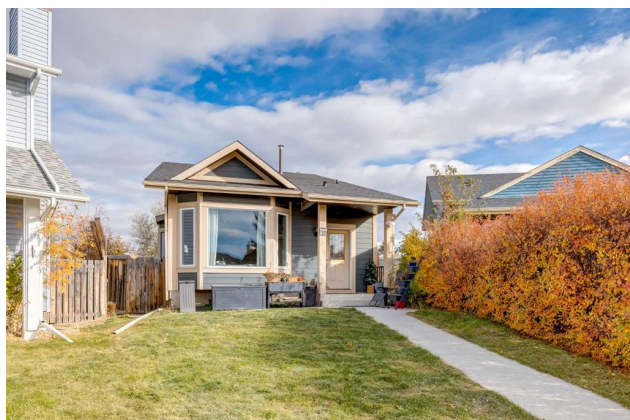
List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 24-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1984**

Finished Floor Area

Abv Sqft: **1,796**
Low Sqft:
Ttl Sqft: **1,796**

DOM

61
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **5,446 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Pie Shaped Lot**
Park Feat: **220 Volt Wiring,Additional Parking,Alley Access,Double Garage Detached,Gravel Driveway,RV Access/Parking,RV Garage,Workshop in Garage**

Utilities and Features

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

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Low Flow Plumbing Fixtures,No Smoking Home,Separate Entrance,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Lower	10`10" x 8`10"
Office	Lower	11`10" x 9`6"
Living Room	Main	14`9" x 10`10"
Bedroom	Basement	19`8" x 12`6"
Kitchen	Main	18`1" x 10`10"
4pc Ensuite bath	Upper	8`7" x 5`0"
4pc Bathroom	Lower	8`2" x 4`11"

Room	Level	Dimensions
Bedroom	Upper	11`6" x 8`10"
Family Room	Lower	15`9" x 11`10"
Bedroom	Upper	10`10" x 8`10"
Dining Room	Main	11`10" x 9`10"
Bedroom - Primary	Upper	15`1" x 11`10"
4pc Bathroom	Upper	8`8" x 5`0"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

8311644

Remarks

Pub Rmks: **Incredible 4 Level Split located on a whisper quiet cul de sac on a large south facing pie lot. This home has been lovingly updated over the years. There are a total of 3 bedrooms on the top floor, along with 2 - 4piece bathrooms. The master bedroom has an inviting bay window and the 4 piece ensuite with walk through closet has been newly renovated just last year. Vaulted ceilings on the main floor with a spacious living and dining room combination. The U-shaped kitchen has ample counter space and cabinets along with newer stainless steel appliances and a cozy breakfast nook. Laminate flooring on all levels, and flooded with natural light. The 3rd level, which is fully above grade offers two access points, making suite-ing this home very easy(A secondary suite would be subject to approval and permitting by the city/municipality) , it would also make for a great one room rental on Air BnB, or just enjoy the walkout level including the large family room with it's gas fireplace and direct access to the new deck. There is also, a large bedroom and a 3rd, 4 piece bathroom, and washer dryer, on this level. The 4th level has an enormous rec room which could serve many purposes, media room, hobby and crafts room. The mechanical has been completely re-done, the Furnace, Hot Water Tank and Central Air was just installed 3 years ago. There is also a crawl space offering endless amounts of storage. There is an AMAZING new triple detached, it is a dream garage, one side is 32 feet long with a 12 foot high door enough room to park your RV or two cars, the full height of the garage is 13 feet, the other side has enough room for a vehicle as well as workshop space. Do not miss this opportunity, this home truly has it all.**

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

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



