



THE
A-TEAM

**RE/MAX
FIRST**

44 MARTINWOOD Mews, Calgary T3J 3G8

MLS®#: **A2173739** Area: **Martindale** Listing **10/17/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 05-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1991** Abv Sqft: **1,388**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,982 sqft** Ttl Sqft: **1,388**
 Lot Shape:

DOM

47
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Many Trees**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Brick,Stucco,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Playground,Private Yard** **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`11" x 11`7"	Living/Dining Room Combination	Main	19`3" x 11`5"
Laundry	Main	5`6" x 5`5"	Family Room	Lower	18`11" x 10`8"
Storage	Lower	6`11" x 6`7"	Bedroom - Primary	Second	14`1" x 11`11"
Bedroom	Second	10`10" x 9`11"	Bedroom	Second	10`9" x 9`5"
Bedroom	Lower	14`11" x 7`11"	4pc Bathroom	Second	9`11" x 4`11"
2pc Bathroom	Main	5`5" x 5`2"	3pc Ensuite bath	Lower	6`11" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9011520

Remarks

Pub Rmks:

Welcome to this stunning 2-story detached home in the highly sought-after community of Martindale, Calgary. Nestled in a quiet cul-de-sac on a spacious corner pie-shaped lot, this property is perfect for families and those seeking both comfort and convenience. Key exterior features include a new roof and stucco, both completed in 2022, ensuring long-lasting durability and a newer hot water tank. The home has been newly painted, and the new laminate floors throughout offer a fresh and modern feel. The single attached garage adds practicality, while the location next to a beautiful park enhances the overall living experience. Upon entering, you'll be greeted by a bright and spacious main floor. The kitchen is a chef's dream, boasting stainless steel appliances, granite countertops, and sleek tiled flooring. Adjacent to the kitchen is a large living room, ideal for hosting and family gatherings. The main floor also features a convenient powder room and laundry access for added ease of living. Upstairs, the second floor hosts the luxurious master bedroom with a large window to let in ample light. The 4 piece second floor washroom offers your own oasis. Additionally, there are two more sizable bedrooms, making it ideal for families or guests. The basement is fully finished with a generous living room space, perfect for entertainment or a home office, along with an additional bedroom to accommodate extended family or guests. Step outside into the large backyard, complete with a huge deck, perfect for outdoor gatherings, barbecues, or simply enjoying the sunshine in your private space. This property is a fantastic opportunity for investors! With its prime location in Martindale with close proximity to local amenities such as a nearby gurdwara, train stations, shopping, schools, and dining options, updated features, and versatile layout, this home is perfect for rental income or future appreciation. Don't miss the opportunity to own this beautifully maintained home in Martindale—where convenience meets comfort!

Inclusions:
Property Listed By:

SHED IN BACKYARD
eXp Realty

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







