



THE
A-TEAM

**RE/MAX
FIRST**

73 MARTINVALLEY Crescent, Calgary T3J 4L7

MLS® #: **A2175485** Area: **Martindale** Listing Date: **10/25/24** List Price: **\$589,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **2000** Abv Sqft: **1,307**
Low Sqft:
Lot Sz Ar: **3,509 sqft** Ttl Sqft: **1,307**
Lot Shape:

DOM

26
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:
Lot Feat: **City Lot,Street Lighting**
Park Feat: **Double Garage Detached,On Street**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,See Remarks,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`1"	Dining Room	Main	9`9" x 14`5"
Kitchen	Main	9`3" x 14`5"	Living Room	Main	15`1" x 19`1"
Bedroom	Second	9`3" x 11`11"	Bedroom	Second	10`5" x 12`0"
Bedroom - Primary	Second	12`8" x 13`11"	4pc Bathroom	Second	8`1" x 4`11"
3pc Bathroom	Basement	8`3" x 4`11"	Bedroom	Basement	9`5" x 8`7"
Kitchen	Basement	14`5" x 8`5"	Game Room	Basement	17`9" x 8`3"
Furnace/Utility Room	Basement	5`9" x 13`10"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

0012486

Remarks

Pub Rmks: **BACKING ON TO GREEN SPACE | ILLEGAL BASEMENT SUITE W/ SEPARATE ENTRANCE | DOUBLE CAR GARAGE | DESIRED COMMUNITY OF MARTINDALE | This beautifully renovated detached home in the highly sought-after community of Martindale is where modern comfort meets convenience, offering a lifestyle of ease and enjoyment. Backing onto a serene park and green space, the property provides not only stunning views but also a sense of privacy, making it the perfect retreat after a long day. Imagine stepping into the bright, welcoming foyer where there's ample space to store coats and shoes, keeping the entryway clutter-free. As you move into the living room, the large vinyl windows bathe the space in natural sunlight, creating a warm and inviting atmosphere, perfect for relaxing with family or entertaining guests. Picture yourself cooking in the stylish kitchen, complete with ample cabinetry to store all your kitchen essentials, a sleek island topped with quartz countertops for meal prep, and stainless steel appliances that add a modern touch. The kitchen seamlessly flows into the dining area, where you can easily envision hosting lively dinner parties or sharing quiet family meals. Upstairs, the layout is designed with both comfort and practicality in mind. Two good-sized bedrooms provide space for kids, guests, or even a home office, while the nearby full bathroom is both functional and stylish. The primary bedroom offers a peaceful sanctuary, complete with a generous walk-in closet where you can neatly organize your wardrobe. Heading down to the basement, the separate side entrance leads to an illegal suite, which offers endless possibilities—whether it's for extended family, guests, or more. The basement includes a spacious bedroom, a fully equipped kitchen, a large recreation room where you can relax or entertain, and a laundry room that makes daily chores more convenient. The 3-piece bathroom in the basement adds even more practicality to this space. Step outside into the backyard, and you'll find your private outdoor oasis. The large deck, complete with a charming pergola, is perfect for summer barbecues, relaxing with a good book, or enjoying a morning coffee while overlooking the greenery. The double detached garage offers ample parking and storage space, making it easy to keep your home tidy. Located in the vibrant Martindale community, this home is close to everything you need. Picture walking to nearby public transportation for easy commuting, running errands at local shopping centers, or visiting the Dashmesh Gurdwara just minutes away. With access to medical clinics and other essential services, this home offers both comfort and convenience. Whether you're looking for a family home or an investment opportunity, this property provides a lifestyle that's easy to picture yourself living in.**

Inclusions:
Property Listed By: **N/A
Real Broker**

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









