



THE
A-TEAM

**RE/MAX
FIRST**

31 MARTIN CROSSING Rise, Calgary T3J3N8

MLS® #: **A2180582**

Area: **Martindale**

Listing Date: **11/22/24**

List Price: **\$520,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Finished Floor Area
Abv Sqft: **1,039**
Low Sqft:
Ttl Sqft: **1,039**

Lot Information

Lot Sz Ar: **2,852 sqft**
Lot Shape:

DOM

29
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
Park Feat: **Double Garage Detached,Heated Garage**

Parking

Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Garage Control(s),Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`8" x 17`10"
Dining Room	Main	8`1" x 8`4"
Bedroom - Primary	Second	12`2" x 10`1"
Bedroom	Second	8`9" x 9`10"
Game Room	Basement	15`11" x 22`0"

Room	Level	Dimensions
Kitchen	Main	9`7" x 12`9"
2pc Bathroom	Main	7`1" x 2`6"
Bedroom	Second	10`7" x 11`10"
4pc Bathroom	Second	8`10" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9411374

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to 31 Martin Crossing Rise, perfect starter home. This well maintain homes offers front veranda, heated garage, 3 bedrooms, 1.5 baths, good size kitchen & living room and finished basement. Fully fenced south facing yard with rear deck, R.V. Parking. Terrific location, walking distance to school, parks, playground, transportations and all amenities.**

Inclusions: **N/A**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

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





