



THE
A-TEAM

**RE/MAX
FIRST**

176 MARTINVALLEY Crescent, Calgary T3J 4L6

MLS®#: **A2180596**

Area: **Martindale**

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

List Price: **\$619,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **3,167 sqft**
Lot Shape:

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,100**
Low Sqft:
Ttl Sqft: **1,100**

DOM

29
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Stucco**
Flooring: **Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Closet Organizers, Quartz Counters, See Remarks, Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	9'0" x 9'4"
Kitchen	Main	9'0" x 8'10"
Bedroom	Main	9'8" x 12'2"
3pc Ensuite bath	Main	7'1" x 4'6"
Bedroom	Basement	9'7" x 10'2"
Living/Dining Room Combination	Basement	9'11" x 15'4"
Kitchen	Basement	10'11" x 15'1"

Room	Level	Dimensions
Living/Dining Room Combination	Main	11'11" x 24'5"
Bedroom	Main	9'0" x 11'3"
Bedroom - Primary	Main	10'11" x 14'8"
3pc Bathroom	Main	8'4" x 7'8"
Bedroom	Basement	9'10" x 10'5"
3pc Bathroom	Basement	7'3" x 7'2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0012875

Remarks

Pub Rmks: **Welcome to this beautifully maintained bi-level home, perfectly situated on a quiet street in a desirable neighborhood. This property offers 5 bedrooms and 3 full bathrooms, including a fully developed 2-bedroom basement with a separate entrance, making it ideal for extended family or potential rental income. The main floor boasts 3 spacious bedrooms, including a primary bedroom with a 3-piece ensuite, and a stylish common 3-piece bathroom. Both bathrooms feature standing showers and quartz countertops for a touch of modern luxury. The upgraded kitchen is a chef's dream, complete with quartz countertops, extended ceiling-height cabinetry, and additional drawers for ample storage. All closets are equipped with durable MDF shelves, offering practical and organized storage throughout the home. Throughout the home, you will find durable LVP flooring, tiles in wet areas, and a stunning railing that enhances the main level's appeal and leads to the basement. The basement features a second fully equipped kitchen with quartz countertops and extra cabinets, providing a functional and stylish space. The exterior is finished with low-maintenance stucco, and the yard is designed for ease of care. A double detached garage with alley access and a wide concrete entrance complete the outdoor features. Conveniently located close to schools, the Martindale Guru Ghar, Saddle Towne Station, and various amenities, this home offers everything you need. This is a must see property. Book your showing today**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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











