



THE
A-TEAM

**RE/MAX
FIRST**

7828 MARTHA'S HAVEN Park, Calgary T3J 3X8

MLS®#: **A2182047** Area: **Martindale** Listing Date: **12/03/24** List Price: **\$649,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **4,499 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,575**
 Low Sqft:
 Ttl Sqft: **1,575**

DOM

18
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Irregular Lot,Landscaped,Street Lighting**
 Park Feat: **Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Upper	5`6" x 8`10"	Bedroom - Primary	Upper	15`9" x 10`9"
Bedroom	Upper	12`10" x 12`10"	Bedroom	Upper	10`0" x 12`0"
3pc Bathroom	Upper	8`7" x 8`7"	2pc Bathroom	Main	3`0" x 7`7"
Dining Room	Main	12`4" x 9`4"	Family Room	Main	10`0" x 10`10"
Foyer	Main	8`6" x 9`3"	Kitchen	Main	15`5" x 10`9"
Living Room	Main	21`6" x 10`8"	4pc Bathroom	Basement	5`1" x 8`0"
Bedroom	Basement	11`1" x 7`8"	Bedroom	Basement	10`0" x 11`3"

**Kitchen
Furnace/Utility Room**

**Basement
Basement**

**10`2" x 10`1"
9`8" x 7`0"**

Game Room

Basement

12`0" x 9`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9912500

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this stunning home in the highly sought-after community of Martindale! Situated on a beautiful lot, this beautifully renovated property offers over 2,100 sqft of living space. This two story heaven is situated close to bus stops, a train station, schools, Gurudwara, grocery stores, and a delightful playground. The open-concept kitchen is a true highlight, boasting new cabinets, quartz countertops, modern flooring, and sleek stainless steel appliances. The meticulous upkeep of this dwelling ensures a fresh and inviting atmosphere. Aside from the physical appearance, the sense of community here is splendid. Your neighbors are more than friendly faces and they are an extension of your family, adding a warm and welcoming value to the neighborhood. This beautiful two story house main floor welcomes with warm living area, open concept kitchen and 2pcs washroom. Upper level have three bedrooms and two full washroom including master bedroom with fully renovated bathroom with new build closets. Brand new 2 bedroom with full washroom basement with separate entrance. Contact your agent for showing this gem today.

Inclusions:
Property Listed By:

**None
Prep Ultra**

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









