



THE
A-TEAM

**RE/MAX
FIRST**

17 MARTINVALLEY Crescent, Calgary T3J 3Z9

MLS®#: **A2183410**

Area: **Martindale**

Listing Date: **12/13/24**

List Price: **\$610,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **3,681 sqft**
Lot Shape:

Access:

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

DOM

8
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: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 12`6"	Dining Room	Main	8`11" x 9`0"
Kitchen With Eating Area	Main	8`11" x 10`6"	4pc Bathroom	Main	8`11" x 4`11"
Bedroom - Primary	Main	14`4" x 11`10"	4pc Ensuite bath	Main	8`6" x 4`11"
Bedroom	Main	12`8" x 8`7"	Bedroom	Main	10`1" x 8`11"
Laundry	Basement	8`11" x 8`4"	Bedroom	Basement	11`9" x 11`4"
Bedroom	Basement	7`11" x 11`2"	Kitchen	Basement	9`3" x 6`11"
4pc Bathroom	Basement	7`2" x 4`11"	Game Room	Basement	17`0" x 19`10"

Furnace/Utility Room

Basement

8`3" x 9`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0812312

Zoning:

R-CG

Remarks

Pub Rmks:

Welcome to this charming bi-level home in the heart of Martindale, a perfect blend of comfort and functionality! The main floor boasts a vaulted ceiling, enhancing the open-concept design that seamlessly connects the living, dining, and kitchen areas. A cozy double-sided fireplace creates a warm and inviting atmosphere, perfect for relaxing or entertaining. The main floor also features a spacious primary bedroom with a private 4-piece ensuite, two additional bedrooms, and a 4-piece bathroom, offering ample space for the whole family. The bright basement offers incredible potential with a 2-bedroom illegal suite, featuring a kitchen, a large living/rec room with high ceilings, and oversized windows that flood the space with natural light. A shared laundry room and a separate entrance provide convenience and privacy for extended family or tenants. Step outside to a fully fenced backyard, ideal for summer gatherings, complete with a double detached garage and back lane access. Located close to schools, shopping, parks, and within walking distance to the train station and bus stops, this home offers unmatched accessibility and convenience. Don't miss out on this incredible opportunity—book your showing today and envision your life in this wonderful home!

Inclusions:

Property Listed By:

N/A

CIR Realty

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







