



THE
A-TEAM

**RE/MAX
FIRST**

357 MARTHA'S Manor, Calgary T3J 4Y7

MLS®#: **A2184266**

Area: **Martindale**

Listing Date: **12/21/24**

List Price: **\$779,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 26-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **3,907 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,091**
Low Sqft:
Ttl Sqft: **2,091**

DOM

32
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **None**

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

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

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	5`6" x 8`5"
Family Room	Main	11`4" x 10`11"
Kitchen	Main	15`6" x 20`1"
Laundry	Main	2`8" x 1`11"
Pantry	Main	3`10" x 4`0"
4pc Ensuite bath	Upper	11`10" x 11`7"
Bedroom	Upper	11`0" x 9`5"

Room	Level	Dimensions
Dining Room	Main	13`1" x 9`2"
Foyer	Main	7`8" x 5`2"
Living Room	Main	12`0" x 15`2"
Office	Main	8`5" x 9`2"
4pc Bathroom	Upper	8`5" x 5`0"
Bedroom	Upper	11`0" x 10`6"
Bedroom	Upper	10`11" x 12`0"

Bedroom - Primary
4pc Bathroom
Bedroom
Living Room

Upper
Suite
Suite
Suite

14`11" x 11`7"
7`11" x 5`1"
10`6" x 11`1"
14`5" x 18`0"

Walk-In Closet
Bedroom
Kitchen
Furnace/Utility Room

Upper
Suite
Suite
Suite

6`8" x 4`9"
11`2" x 14`0"
10`6" x 10`1"
7`11" x 13`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0214199

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to 357 Marthas Manor, a home that truly has it all. The main floor offers a welcoming foyer, a cozy living room, a formal dining area, and a spacious family room with a fireplace.. The kitchen features an island and a bright breakfast nook, with doors leading to a low-maintenance backyard and deck. There's also a versatile office space that can double as a bedroom, along with a full bathroom on this level. Upstairs, you'll find four generously sized bedrooms, including a primary suite with an ensuite bath, plus an additional full bathroom for the family. The lower level is illegally suited with a separate entrance, making it perfect for extended family or rental potential. It features a living room, two bedrooms, a full bathroom, and its own laundry facilities. The property also includes a double attached garage and is conveniently located within walking distance to schools, playgrounds, the LRT, and the YMCA. This home is a must-see—don't miss out!**

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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











