



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**96 MARTINVALLEY Crescent, Calgary T3J 4L7**

MLS®#: **A2186738**

Area: **Martindale**

Listing Date: **01/09/25**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2000**

Lot Information

Lot Sz Ar: **3,110 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Garden,No Neighbours Behind,Landscaped,Level**  
Park Feat: **Double Garage Detached**

DOM

**12**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bi-Level**

Parking

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

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Range,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**  
Int Feat: **No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 12`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`10" x 9`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`8" x 24`8"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 5`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`1" x 14`3"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>13`3" x 17`0"</b>

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`7" x 5`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 16`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 8`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 14`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`10" x 12`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>11`10" x 19`9"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`10" x 9`2"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**0012486**

Remarks

Pub Rmks: **OPEN HOUSE SAT & SUN 18 & 19th 1 to 4PM. Welcome Home | Bi-Level | 1100+SQFT | 5-Bedrooms | 3 Bathrooms | Open Floor Plan | Walking to Saddle town station | Dream Kitchen | Double Detached car Garage | Spacious North East facing Yard & Much More | This Extraordinary opportunity to own this well kept home in the modern community of Martindale N.E. The main floor features a Master bedroom with a large 2 pc ensuite & a closet, 2 Additional bedrooms with an additional 3pc bathroom. Open concept Living, The modern & updated kitchen has plenty of cupboards and premium Quartz countertops and the breakfast nook is ideal for eating quick meals on the run. Downstairs-(basement) you will find illegal Suite with its separate entrance along with a large Rec/Family room, private capacious kitchen, 2 bedrooms, 4pc Bath, laundry. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!**

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

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















