

**15 MARTINPARK Way, Calgary T3J 3M8**

MLS®#: **A2190127** Area: **Martindale** Listing Date: **01/24/25** List Price: **\$585,000**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 21-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar: **3,390 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Heated Garage,Rear Drive,Triple Garage Detached**

Finished Floor Area

Abv Sqft: **1,281**  
 Low Sqft:  
 Ttl Sqft: **1,281**

DOM

**29**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet,Laminate,Linoleum,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	18`4" x 17`6"	Living Room	Main	38`7" x 48`11"
Dining Room	Main	27`8" x 29`3"	Kitchen	Main	29`0" x 34`2"
Family Room	Main	33`4" x 43`9"	2pc Bathroom	Main	18`4" x 14`3"
Bedroom - Primary	Second	31`9" x 40`9"	4pc Ensuite bath	Main	18`4" x 27`8"
Bedroom	Second	30`4" x 37`2"	Bedroom	Second	30`7" x 30`4"
4pc Bathroom	Second	18`4" x 24`4"	3pc Bathroom	Lower	22`8" x 19`5"
Bedroom	Lower	34`2" x 35`3"	Flex Space	Lower	29`9" x 60`2"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9312170**

Remarks

Pub Rmks: **Open House February 22, 2025 from 12pm-4pm. Welcome to Your Dream Home in Martindale! This stunning property offers an exceptional blend of style and functionality, tailored to suit your lifestyle needs. Boasting 4 spacious bedrooms and 3.5 bathrooms, this home is designed with your comfort in mind. The main floor greets you with a bright living room and a cozy family room, perfect for entertaining or unwinding with loved ones. The heart of the home is the chef-inspired kitchen, featuring a quartz island counter that's perfect for meal prep, casual dining, or hosting gatherings. Upstairs, the primary bedroom comes with a luxurious ensuite bath, providing your own private retreat. Step outside onto the private backyard deck, an ideal spot for morning coffee or summer barbecues. A rare find, this property also includes a Heated Triple Car Detached Garage, offering ample parking and storage space. Situated in the sought-after Martindale community, this home is in a prime location close to all the essentials: schools, parks, shopping, transportation( 7mins to Martindale Station), and other amenities.**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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









