



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**151 MARTHA'S MEADOW Close, Calgary T3J 4L2**

MLS® #: **A2196746**

Area: **Martindale**

Listing Date: **02/25/25**

List Price: **\$769,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2013**  
Lot Information  
Lot Sz Ar: **3,961 sqft**  
Lot Shape: **3961**

Finished Floor Area  
Abv Sqft: **1,829**  
Low Sqft:  
Ttl Sqft: **1,829**

DOM

**-0**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **417**

Access:

Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Garden,Irregular Lot,No Neighbours Behind**  
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **BBQ gas line,Garden**

Construction: **Concrete,Mixed,Stucco**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**  
Legal Desc: **1310149**

Zoning: **R-CG**

Remarks

Pub Rmks: **This is your chance to own a stunning two-story home with a front-attached garage! Built in 2013, it features brand-New stucco and roof (2024) and is located in the vibrant community of Martindale NE. The main floor boasts a spacious foyer, open-concept layout, granite countertops, newer stainless-steel appliances, and a cozy living room with a fireplace. Upstairs, you'll find three bedrooms, including a bright master with private access to a 4-piece bath, plus a huge bonus room—perfect for a growing family. The newly built (2024) illegal basement suite includes a modern kitchen, 4-piece bath, private laundry, and a separate entrance. This home sits on a large pie-shaped lot with a double-attached garage and easy access to schools, parks, shopping, and amenities. Homes like this don't last long—book a showing with your realtor.**

Inclusions: **NONE**  
Property Listed By: **TREC The Real Estate Company**

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









