

61 MARTHA'S MEDOW Place, Calgary T3J 4H6

03/21/25 List Price: **\$669,000** MLS®#: A2204484 Area: Martindale Listing

Status: **Active** Calgary None Association: Fort McMurray County: Change:

Date:



General Information

Residential Sub Type: Detached

Year Built: 2000 Lot Information

Lot Shape:

Prop Type:

City/Town: Calgary

Lot Sz Ar:

Access:

Lot Feat: Back Yard, Cul-De-Sac, See Remarks

Park Feat: **Double Garage Attached**

Finished Floor Area Abv Saft:

Low Sqft:

3,907 sqft Ttl Sqft: 1,770

1,770

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

15

Ttl Park: 4 2 Garage Sz:

4 (3 1) 3.5 (3 1)

2 Storey

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: BBQ gas line, Playground

Other, Shingle Siding, Wood Frame

Flooring: Vinyl Plank Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings

Int Feat: See Remarks

Utilities:

Pub Rmks:

Room Information

Room Level **Dimensions** Room Level **Dimensions**

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-C1N

9912500 Legal Desc:

Remarks

Welcome to your dream home nestled in the great community of Martindale in Northeast Calgary. This exceptional property offers 2377 sqft of living space!! With

double attached garage and fully finished basement. This charming four-bedroom, four- bathroom two-story house has been totally renovated, new flooring, brandnew stainless-steel appliances new countertops in all bathrooms, new paint and new deck. This property is perfectly situated on a Cul de sac beside a green space
and a playground perfectly secured for kids to play. As soon as you walk-in to the main door you will be greeted by a nice size foyer area then a big open space for
living room kitchen and dining area. Then you open the patio door to a brand-new deck all along the back of the house, perfect space for entertainment in the
summer. As you step down to the mudroom area you will find two closet spaces and a two-piece bathroom and laundry room. The basement as a separate entrance
from and it is totally finished. From the main floor you take the beautifully railed stairs to the expansive bonus room with a cozy fireplace, perfect for entertainment
on the other side of the second floor you find the three bedrooms the two bathrooms perfectly situated for a quite sleeping area. This unique property is Located
near schools, parks, shopping, and minutes from the C-train station.
Fridge in the basement.

Inclusions:
Property Listed By:

Real Broker

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







