



GRASSROOTS
REALTY GROUP

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5248 Martin Crossing Drive NE
Calgary, Alberta

MLS # A2244665



\$499,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,109 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Off Street, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Vinyl Windows		

Inclusions: Backyard shed, additional gravel/stones for side of the home

*MECHANICAL ROOM IS ROUGHED FOR BATHROOM + ADD 1 WALL AND A DOOR FOR AN ADDITIONAL 4TH BEDROOM IN BASEMENT** Hitting the market for the very first time after 29 years of proud ownership, this beautifully maintained former show home is truly a standout. Lovingly cared for and thoughtfully updated throughout the years, this 3-bedroom, 1.5-bathroom home is the perfect blend of comfort, function, and style. The renovated kitchen and modernized 4-piece main bath provide a fresh and inviting feel, while the finished basement with a versatile flex room adds valuable extra living space. Recent upgrades include energy-efficient double-pane windows with stylish shutters, a secure new patio door and exterior wrapped in $\frac{1}{2}$ -inch insulation to enhance year-round comfort. Step outside to your new 15' x 11' deck—ideal for hosting, relaxing, or enjoying sunny afternoons. A brand-new 50-year metal roof with transferable warranty ensures worry-free living for decades. Plus, the basement has been spray-foamed and outfitted with DRICORE sub-flooring to keep it warm, dry, and ready for anything. This is more than a house—it's a home that's been loved, improved, and prepared for its next chapter. Don't miss this rare opportunity to own a move-in-ready gem with unbeatable value and peace of mind for years to come.