



**GRASSROOTS**  
REALTY GROUP

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**127 Martin Crossing Court NE**  
**Calgary, Alberta**

**MLS # A2245687**



**\$394,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Private, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 498
<b>Basement:</b>	Finished, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d45
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** N/A

End Unit | Renovated Townhome | Gated Community with Private Entry & Park | Steps from Crossing Park CBE School | 1,289 SqFt | Quartz Countertops Throughout | Stainless Steel Appliances | Pantry | Open Floor Plan Kitchen & Dining | Expansive Living Room | Large Bay Windows | Ample Natural Light | Spacious Bedrooms | Basement Rec Room | Basement Laundry | Fully Fenced Backyard | Patio | TWO Assigned Parking Stalls. Welcome home to your beautifully upgraded 2-storey end unit townhome boasting 1,289 SqFt. Pull into your private gated community and park in your two assigned parking stalls right outside your front door. Step onto the storybook front porch where you can enjoy your morning coffee or afternoon tea. The front door opens to a bright and welcoming foyer and living room. The living room has a bay window filling the space with warm natural light. The open floor plan kitchen and dining room make for a happy home. The kitchen is upgraded with brand new sparkling quartz countertops, new stainless steel appliances, and new cabinetry. The corner pantry is an added bonus for your dry goods storage. The door off the dining room leads to your backyard making a seamless transition for indoor/outdoor living in the warm summer months. The main level is complete with a 2pc powder room. Upstairs holds 3 bedrooms and 1.5 bathrooms. The primary bedroom is paired with an expansive bay window, extended closet and private 2pc powder room. Bedrooms 2 & 3 upstairs are both a generous size. The 4pc bath upstairs is outfitted with a tub/shower combo and single vanity with a quartz countertop and great storage below. Downstairs, the basement has a rec room, currently used as a bedroom and a large utility/furnace room that holds your laundry. Outside is a great backyard with a stone patio and plenty of lawn space. Your gated

community has a park and playground only accessible to the residents! The location here truly can't be beat; steps away from the CBE Crossing Park School, Martindale Cricket Grounds and the Martindale C-train Station. Hurry and book a showing at this incredible townhome today!