



GRASSROOTS
REALTY GROUP

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59 Martin Crossing Park NE
Calgary, Alberta

MLS # A2247606



\$564,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,318 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions:	N/A
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This beautifully updated home combines comfort, functionality, and an unbeatable location — ideal for growing families. Featuring brand-new windows throughout and a stylishly upgraded kitchen, this move-in ready home is filled with natural light and modern charm. With 3+1 bedrooms, 2.5 bathrooms, and a double attached garage, the spacious and practical layout is designed to suit your everyday needs. The main floor boasts an open-concept design with a warm and inviting living area, a contemporary kitchen, and a cozy dining nook that flows perfectly for family life or entertaining. Upstairs, you’ll find three generously sized bedrooms and a full bathroom, offering plenty of space for the whole family. The fully finished lower level expands your living space with a large rec room, an additional bedroom, a full bathroom, and ample storage. Step outside to a fully fenced backyard with a deck — perfect for relaxing or hosting friends and family. Best of all, this home is located directly across the street from Crossing Park School, making school drop-offs a breeze and giving you peace of mind with your kids just steps away. With Martin Crossing Park also right across the road, you’ll enjoy access to green space and recreation in this welcoming, family-friendly neighborhood.