



GRASSROOTS
REALTY GROUP

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148 Martin Crossing Crescent NE
Calgary, Alberta

MLS # A2258839



\$539,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,304 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Low		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Primary Bedroom Wardrobe, (Basement Fridge, Stove, Hood Fan, washer/Dryer) Outdoor Shed

IMMACULATE 2 Storey in the heart of Martindale, offering 4 bedrooms, 4 bathrooms over 1,900 sq ft of living space! With an oversized double Detached GARAGE and west facing Deck ready to enjoy the summer evenings. The main level offers laminate floors throughout living room, kitchen, and dining area. The stunning modern kitchen with beautiful wood cabinetry & with granite counter-tops. wrapped custom kitchen, mudroom with built-in pantry & laundry and room for nook, at the rear. Stainless steel appliances, glass doors, soft close cabinets, tons of stone counters, room in the middle for adding a mobile or fixed island, and fully upgraded side bar with pantry cabinets, stack able laundry and nook table space, The living room is complimented by large bay windows and 2pc bath, completes the cozy main floor. Upstairs you will find 3 good sized bedrooms, a 4pc bath and another 2pc bathroom.... The fully finished basement with an Illegal suite with a separate side entrance, 1 large bedroom, 4pc bathroom, kitchen, and a living room. Conveniently located and walking to C-Train, parks, schools, shopping. Check out Virtual Tour! Tenants are willing to stay, PERFECT INVESTMENT OPPORTUNITY, GREAT INVESTMENT OR 1ST TIME BUYER.