



GRASSROOTS
REALTY GROUP

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**5248 Martin Crossing Drive NE
Calgary, Alberta**

MLS # A2282154



\$475,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,100 sq.ft.	Age:	1996 (30 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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed in backyard, extra gravel/stones (for side of the house)

*FORMER SHOWHOME IN PRISTINE CONDITION *\$70000 IN RECENT UPGRADES *FAMILY FRIENDLY FLOOR PLAN *3 BEDROOMS WITH OPTION FOR 4TH *1.5 BATHROOMS WITH GRANITE COUNTERS AND NEW TILES *RENOVATED FRESH KITCHEN WITH STAINLESS STEEL APPLIANCES *CEASARSTONE COUNTERTOPS AND UPDATED BACKSPLASH *BRIGHT ENERGY EFFICIENT DOUBLE PANE WINDOWS *TONS OF STORAGE *NEW METAL ROOF 50 YEAR WARRANTY! *FINISHED BASEMENT WITH DRYCORE SUB-FLOOR *LANDSCAPED FAMILY FRIENDLY BACKYARD WITH NEW PVC DECK FOR ENTERTAINING! *CONVENIENTLY CLOSE TO SHOPPING AND SCHOOLS *MOVE-IN READY FOR YOUR FAMILY!