



**232 Martin Crossing Way NE  
Calgary, Alberta**

**MLS # A2295534**



**\$519,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** N/A

Discover pride of ownership in this impeccably maintained, owner-occupied four-level split nestled in the heart of Martindale. The main floor welcomes you with an expansive living area bathed in natural light from oversized windows, transitioning seamlessly into a well-appointed corner kitchen designed for culinary enthusiasts and a generous dining area perfect for hosting. Retreat to the upper level, featuring a massive primary suite complete with a 2-piece ensuite and a substantial walk-in closet, alongside a second spacious bedroom and a full 4-piece bathroom. The lower third level offers a sprawling family room, ideal for guest accommodation, boasting direct walk-out access to the beautifully landscaped backyard. Descend to the finished basement to find a private retreat including a full-sized bedroom with a walk-in closet, another 4-piece bathroom, and a dedicated utility room with laundry. Outside, the property shines with a newly built, oversized double car garage that can easily accommodate a home gym. Located in an unbeatable location, you are just a 10-minute walk to the LRT, steps from major bus routes, and minutes from Peter Lougheed Hospital. With top-tier schools like Crossing Park, Nelson Mandela High, and Gobind Sarvar nearby, as well as local places of worship and diverse grocery options, this home offers a perfect blend of convenience, comfort, and community.