



**148 Martin Crossing Crescent NE  
Calgary, Alberta**

**MLS # A2142226**



**\$624,800**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Low Maintenance Landscaping		

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

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

**Inclusions:** Primary Bedroom Wardrobe, Basement Refrigerator, Basement Range Hood, Basement Electric Range, Basement Washer and Dryer, Outdoor Shed

OPEN HOUSE SATURDAY 1:00pm-3:00pm - PERFECT OPPORTUNITY HOME for larger families and functional basement use - don't miss out on this fully developed and unique layout - one-of-a-kind updates fill this beautifully kept 2-storey, with around 1900 square feet between the 3 levels. Exterior features: front verandah with built-in bench, full width West deck, exits on both sides, large double detached garage, finished with similar wood to the interior, and outdoor shed for tools, in the fully fenced, private yard. The main floor feels airy and flexible, from the foyer into the open living-dining (or living and study/office) area, through to the wrapped custom kitchen, mudroom with well-designed pantry & laundry (or breakfast dining) spaces at the rear. Stainless steel appliances, glass doors and fully upgraded side bar are only some of the thoughtful touches, and there is another half bathroom on this level by the rear patio doors. The upper layout includes 3 great bedrooms (enough for large furniture plus accessory items (desk, pets, hobby or work space) with 2 bathrooms - one full, and one half. This creative feature was designed to offer the owners the ability to have separate personal shower and sink space, for the main daily time-consuming activities, to make getting ready so much more effective! A separate side door to the basement, is the alternative entry to the wonderfully efficient, compact illegal suite, which includes a huge bedroom, full bathroom, kitchenette, room for dining and den use, a functional "mud room", and can just as easily be perfect for lower level parent residents, older kids, guest privacy, or just personal use as a media or entertainment area. Buyers to verify with City of Calgary guidelines for suite use or legalization. This perfect property is full of enhancements, from the wood ceiling and wall detailing (quality natural wood), hard flooring

through all 3 floors, and has tons of potential for any lifestyle. Property was professionally cleaned before listing, and compliant RPR was performed 2022.