



**5217 Martin Crossing Drive NE
Calgary, Alberta**

MLS # A2146484



\$629,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,206 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: NONE

Welcome to this charming home located in the vibrant MARTINDALE neighbourhood, renowned for its convenient access to the LRT station, schools, soccer and cricket grounds, and the Sikh Temple (GURUDWARA). This quintessential family residence offers over 1,800 square feet of finished living space, including a legal suite, providing a versatile layout to suit your family's needs. Whether you're an astute investor, a single-family household, or a multi-generational family, this property is a must-see! Main Level The main floor features a bright and spacious living area, dining room, kitchen, and family room, perfect for both everyday living and entertaining. The kitchen is equipped with new quartz countertops and stainless-steel appliances, and it includes a patio door for deck and garage access. This floor also has a separate washer and dryer for the upper level. Adjacent to the kitchen is a cozy dining area, creating a welcoming space for family gatherings. Upper Level Upstairs, you'll find a generously sized primary bedroom with ample natural light and ventilation. The other two bedrooms are also spacious and conveniently located away from the primary suite, ensuring privacy. This level also includes a large 4-piece bathroom. Basement Legal Suite There's a separate side entrance, covered for rain and snow, leading to a fully equipped legal basement suite, perfect for rental income or extended family living. Renovated in 2021 and legalized in 2023, the basement includes separate laundry facilities, a 4-piece bathroom, kitchen, dining area, living room, and a bedroom with a large window. Outdoor Space A huge deck on the south side is perfect for gatherings and BBQ parties. The grassy backyard serves as a playground for children and includes a small space for gardening. Additionally, a large double detached garage ensures the safety of your vehicles and is connected

to a back lane. Recent Upgrades • Roof and entire siding, including the garage, replaced in 2021. • Main-level kitchen renovated in 2023. • Basement fully built, except for the bathroom, brand new in 2019. • Front door and main floor and first-floor windows were replaced in 2023. • Side entrance for the basement built in 2021. • Upper-level bathrooms renovated in 2021.

Location The location is ideal for families, with several schools just a short walk or drive away. The LRT Station & a Bus Stop, School, Cricket, Soccer, and Basketball Facilities are within walking distance. Medical, dental, and pharmacy facilities are close by, along with numerous stores and amenities for all your daily needs. Move-in ready and situated in a family-friendly neighbourhood, 5217 Martin Crossing Drive offers abundant square footage and thoughtful design features to accommodate a variety of lifestyles. Don't miss the opportunity to make this your new home in beautiful Calgary. **For inquiries and to schedule a viewing, with your best Realtor. **