



**277 Martin Crossing Place NE  
Calgary, Alberta**

**MLS # A2147114**



**\$853,300**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Up/Down		
<b>Size:</b>	2,347 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cleared, No Neighbours Behind,		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	11-25-29-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Internet Access, Electricity Connected, Natural
<b>Features:</b>	Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

Discover Your Dream Home: An Exquisite Blend of Elegance & Functionality! Location: Martindale, Calgary Highlight: Backs onto the Genesis Center ,Close to LRT, Welcome to this captivating home that seamlessly combines elegance with functionality. Nestled in a prime location, this property backs onto the serene Genesis Center, offering you unparalleled views and privacy with no neighbors behind! ?? Home Features: Separate Living & Family Areas: Enjoy distinct spaces for relaxation and entertainment. 5 Bedrooms and one den & 4.5 Baths: Spacious and versatile living for the entire family. Rentable Illegal Suite: A separate entrance makes it ideal for generating additional income or hosting guests. Open Views: Revel in the expansive and picturesque Genesis grounds from your backyard. Amazing Upgrades Throughout: High-end finishes and thoughtful upgrades elevate every corner of this home. Includes fireplace,built in and wired speakers main floor and master bedroom hard wired intercom bell, fireplace mantel for Tv and entertainment system Main Floor Highlights: Open Concept Layout: Adorned with 9-foot ceilings, creating a bright and airy ambiance. Living & Family Areas: Separate spaces for formal and casual gatherings. Formal Dining & Breakfast Nook: Perfect for family meals and entertaining. Gourmet Kitchen: A chef’s dream with top-notch upgrades and a spacious pantry. Cozy Family Area: Featuring a built-in TV wall and a warm fireplace. Upper Level:Two Primary Bedrooms: Each with luxurious ensuites. Additional Bedrooms: Two more rooms with ample space. Convenient Laundry Room: Located on the upper level for easy access. Basement ILLEGAL SUITE: Perfect for Entertaining or Renting: An illegal rental suite with a separate entrance, two rooms, a full kitchen, a full bath, and a large family area.

Backyard: Fully Paved with Concrete: Low maintenance and increased usable space. Private Oasis: Enjoy entertaining friends or relaxing in your private backyard with open views of the Genesis grounds. Community Perks: Located on the best street in Martindale, this home offers: Proximity to the Genesis Center: Enjoy the convenience of having playgrounds and recreational facilities just steps away. Walking Distance to Saddletowne Circle: Access to all retail shops, banks, the train station, and the Martindale Gurdwara is just 500 meters on small walk. Seize the Opportunity: Make this remarkable house your forever home. Embrace a lifestyle of luxury, practicality, and community in this Martindale masterpiece. CHECK VIRTUAL TOUR and book showing. Features of Saddletowne Community: Retail Shops & Amenities: Everything you need is within reach. Excellent Transport Links: Easy access to public transportation. Community Spirit: A vibrant, family-friendly neighborhood. Don't miss out on this exceptional opportunity to own a home that offers the best of luxury living and community convenience.