



**56 Martin Crossing Close NE
Calgary, Alberta**

MLS # A2150281



\$599,999

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,145 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

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

Inclusions: NONE

Welcome to your new home in the heart of Martindale, where elegance meets convenience in every detail. This tastefully renovated detached residence welcomes you with an open-concept living room and dining room, ideal for both intimate gatherings and lively entertaining. The kitchen stands as a culinary masterpiece, featuring upgraded granite countertops and stainless steel appliances that marry style with practicality. Brand new recently installed Luxury vinyl plank flooring on all three levels of the home, including custom stairs, offering a blend of sophistication and durability. Freshly painted walls throughout create a canvas ready for your personal touch, perfect for a growing family seeking comfort and modern living. New lighting fixtures throughout the home enhance its character and warmth. Upstairs, discover three spacious bedrooms, each offering ample space and natural light. The master bedroom boasts a custom feature wall, adding a unique charm to your private sanctuary. For added convenience, the home includes an illegal basement suite with a separate entrance, offering potential for extra income. A spacious garage accommodates two cars and provides plenty of room for storage, while a deck and backyard invite you to enjoy summer BBQs and outdoor activities with family and friends. Embrace a lifestyle where every detail has been carefully considered, creating a harmonious blend of luxury, functionality, and comfort. Welcome to your new beginning in Martindale.