



**GRASSROOTS**  
REALTY GROUP

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**31 Martin Crossing Park NE**  
**Calgary, Alberta**

**MLS # A2200188**



**\$564,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-C1N
<b>Utilities:</b>	-

**Inclusions:** n/a

NEWLY painted Charming Home in Martindale Community Across School This lovely home offers 3 SPACIOUS bedrooms upstairs, FULL bath; perfect for a growing family. Main floor is an Open concept. Living room is BRIGHT and flow seamlessly to dining and kitchen area. From your dining, you can watch your child(ren) play, run around in the fenced huge backyard. Deck in the backyard is an extension for summer barbeque /get together. The family's chef will enjoy cooking in this functional kitchen which comes with STAINLESS appliances. The DEVELOPED basement includes a cozy family room, an additional bedroom, and a 3-piece bathroom, providing extra space and comfort. NO NEED to rush the kid(s) in the morning for school, this home is LOCATED DIRECTLY ACROSS a school. Just a short WALK to bus stop and train stations, convenience at your doorstep. A QUICK drive will take you to NEARBY AMENITIES: AIRPORT, LIBRARY, Genesis SPORTS centre, YMCA, SHOPS, OUTLET Mall, BANKS, RESTAURANTS, MEDICAL CENTRES, HOSPITAL, making this an IDEAL HOME. EASY ACCESS to Metis Trail, Stoney Trail. Book your Showing Now.