



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2204660**



**\$789,900**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Martindale                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                            |               |                   |
| <b>Style:</b>    | 2 Storey                                                                     |               |                   |
| <b>Size:</b>     | 2,348 sq.ft.                                                                 | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 5                                                                            | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front, On Street              |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Interior Lot, Lawn, Low Maintenance |               |                   |

|                    |                                                                                                                                          |                   |       |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------|
| <b>Heating:</b>    | Forced Air                                                                                                                               | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                   | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                          | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite                                                                                           | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                          | <b>Zoning:</b>    | R-C1N |
| <b>Foundation:</b> | Poured Concrete                                                                                                                          | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s) |                   |       |

**Inclusions:** Basement: Stove, Range Hood, Refrigerator

Backing onto Genesis Turf Soccer Field | No Neighbours Behind | Incredible Family Friendly Location | 1 Bed + Den Basement Suite(illegal) with Side Entry | Gas Fireplace | Built-In Shelving | Open Floor Plan | Large Windows | Ample Natural Light | Granite Countertops | Stainless Steel Appliances | Raised Breakfast Bar | Corner Pantry | Upper Level Laundry | Basement Suite(illegal) Open Floor Plan | Large East Facing Backyard with No Maintenance Landscaping | Fully Fenced Backyard | Double Attached Garage. Welcome to this spacious and well kept family home boasting 2348 SqFt throughout the main and upper levels with an additional 928 SqFt in the basement suite(illegal). Open the front door to a foyer with closet storage and an immediate entry to the large living room. This home has an expansive living space great for hosting friends and family. The open floor plan kitchen, dining and family rooms are a comfortable space to spend time with the family. These are all well lit with morning light as the windows are all East facing. The kitchen is outfitted with granite countertops, stainless steel appliances ample cabinet storage and a corner pantry. In the middle of the kitchen is an island with a raised breakfast bar with barstool seating making this the perfect spot to enjoy small meals. The dining room is paired with sliding glass doors that lead to the wooden deck and concrete patio. The living room is centred with a gas fireplace framed with cubby shelving and a TV ready wall above. The main level is complete with a 2pc bathroom. Upstairs has 4 bedrooms, 3 full bathrooms and a laundry room. The first primary bedroom has a walk-in closet and 5pc ensuite bathroom. The 5pc bath has a deep soaking tub, walk-in shower and double vanity. The 2nd primary bedroom has a 4pc ensuite bath with a tub/shower combo. Bedrooms 3 & 4 on this level

share the main 4pc bath. The laundry located on this upper level near the bedrooms adds to your convenience. Downstairs the 1 bed + den basement suite(illegal) has a separate side entrance. The basement has an open floor plan kitchen and rec room which allots for both living and dining. The kitchen is outfitted with white appliances, cabinets above & below, laminate countertops and a large tile backsplash. The bedroom on this lower level is large and has a closet. The basement den is a multi-use space; a home office, gym, kids playroom or even for short stay overnight guests. The basement has a 4pc bathroom with a tub/shower combo. Head outside to a large fully fenced backyard with little to no landscaping! The concrete patio is extended from the wooden deck almost to the rear fence line. The rear fence has a gate that leads directly onto the park to the Genesis soccer field providing your family with an easy access to plenty of activities! The front attached garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too. Hurry and book a showing at this incredible family home today!