



GRASSROOTS
REALTY GROUP

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227 Martin Crossing Place NE
Calgary, Alberta

MLS # A2206299



\$799,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,192 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Faces Front, Heated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Steps Away from the Genesis Turf Soccer Field | Incredible Family Neighborhood | 5 Beds | 4.5 Baths | 2,192 SqFt Main & Upper | Expansive Living Space | Stainless Steel Appliances | Gas Stove | Breakfast Bar | Pantry | Open Floor Plan | High Ceilings | Central Air | Security Cameras | Gas Fireplace | Built-in Shelving | 4 Upper Level Bedrooms*2 PRIMARY* all with Walk-in Closets | Upper Laundry | Finished Basement | Separate Entry | Rec Room with Theatre Space | 1 Basement Bedroom & 4pc Bath | Den/Gym | Glorious Backyard | Deck | Gazebo | Lawn | Rear Alley | HEATED Double Attached Garage | Driveway. Welcome to your gorgeous 2-storey family home boasting 3,066 SqFt of developed living space between the main, upper and basement levels. This home has no shortage of bright and comfortable living space making it the perfect home for entertaining! The front door opens to a foyer with open to below ceilings and a hall closet for storage. The first living room is a great space for day seating or transform this into a formal dining area. The open floor plan kitchen, dining and family room are bright with natural light as West facing windows frame the wall. The kitchen is outfitted with stainless steel appliances, a gas stove, laminate countertops, ample cabinet storage and a corner pantry for additional storage. The centre island has a raised breakfast bar for you to enjoy small meals. The dining room has sliding glass doors that lead to the backyard where you'll find a deck and gazebo for seasonal enjoyment. The living room has a gas fireplace and a TV ready wall above framed with custom built-ins for accent artwork! The main level is complete with a 2pc bath tucked near the interior garage door. Upstairs you'll find 4 sizeable bedrooms all with ceiling fans & walk-in closets! The 2 primary bedrooms each with their own ensuite. Primary 1 has a 5pc ensuite which

includes a double vanity with incredible storage below, a deep soaking tub and a walk-in shower. Primary 2 has a 4pc ensuite with a deep tub and shower. Bedrooms 3 & 4 upstairs share the 4pc bath with hall access. The laundry room upstairs is every home owner's dream as its located near the majority of the bedrooms! Downstairs, the finished basement has a separate entry from the backyard as well as an interior access. The open floor plan basement has great space for enjoyment! The open floor plan rec room is currently set up as a home theatre for movie nights in! The basement bedroom and the den(gym) are both a great size. The 4pc bath on this level has a single vanity and a full tub/shower. This home is equipped with great storage under the stairs and off the utility room. Outside, the beautiful backyard has space for everyone- the deck with a gazebo provides you with an outdoor living space for all weather! The concrete path leading to the back of the yard brings you to the fence and rear alley. A front attached double garage and driveway allot parking for 4 vehicles at any time. Hurry and book a showing today!