



**GRASSROOTS**  
REALTY GROUP

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**93 Martin Crossing Way NE**  
**Calgary, Alberta**

**MLS # A2210201**



**\$598,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,416 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Welcome to 93 Martin Crossing Way NE, located in the family friendly community of Martindale. This 3 bedroom home built by Excel homes features four spacious levels of living space. As you walk into your bright open concept main area, you are greeted with a cute foyer and closet, leading to your living room on your right. Passing into your kitchen, you will find stainless steel appliances including a brand new dishwasher. This space flows freely into your dining area for easy entertaining. Headed to your upper level, you will find 3 well-sized bedrooms. The primary bedroom features a walk in closet leading to a 4 piece ensuite which is also accessible from the hall. Down to the lower level is a large family room perfect for movie nights, entertaining and any use you can imagine. This space is kept cozy with a gas fireplace. From this level you can also access your back yard space, a great way for kids to easily play and enjoy the outdoors. Heading down to the basement is a partially finished space with storage room, large laundry area with new 2024 washer and dryer, and a rough in for second bathroom. The home is also roughed in for VacuFlow if your heart desires. The outside of the house is stunning with Hardie Board siding (fire and hail resistant) recently installed in 2020. Plus a new roof and eavestrough replaced in 2021, complete with 40 year shingles. Finished with a detached double heated garage and adorable front porch, this home has everything you need! It is sure to go quickly so don't hesitate and contact your realtor for a showing today!