



GRASSROOTS
REALTY GROUP

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

MLS # A2210201



\$575,000

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

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

Inclusions: none

Welcome to this stunning 3 bedroom, 4 level split home built by Excel Homes with recent upgrades. The exterior has been upgraded to HARDIE BOARD siding, which is HAIL, FIRE and STORM resistant and has an 30+ year life span, along with 40 year shingles. The interior has been freshly painted, with new carpet in 2 bedrooms, new linoleum in kitchen and bathroom along with stainless steel appliances. To help with the long hot summer days this home comes with CENTRAL AIR CONDITIONING. Main floor has 11' vaulted ceilings that leads down to the 3rd level with a walkout that takes you directly to the 22'x22' heated detached garage. The unfinished basement has a 5' crawl space for lots of storage and a 9' ceiling laundry and future second bathroom and additional bedroom.