



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

MLS # A2287353

\$515,000



Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,421 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	2
Garage:	None, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Laminate Counters, Separate Entrance		

Inclusions: Refrigerator X 2, Stove X 2,

Welcome to the best value in Martindale. This well-maintained four-level split offers an inviting, thoughtfully designed layout with soaring vaulted ceilings and durable laminate flooring throughout the main level. The bright, open-concept living and dining areas create a seamless flow, perfect for both everyday living and entertaining. The modern kitchen is a standout, featuring stainless steel appliances, a stylish contemporary backsplash, and a spacious island that provides additional prep space and casual seating for guests. Upstairs, you'll find three comfortable bedrooms and a beautifully updated full bathroom complete with a floor-to-ceiling tiled shower for a sleek, elevated finish. The fully developed walkout lower level offers exceptional flexibility with an illegal suite. This level includes a bright west-facing exposure with patio doors leading to the backyard, a cozy gas fireplace, two additional bedrooms, a full bathroom with a soaker tub and tile surround, and a modern kitchen. Conveniently located just minutes from shopping, restaurants, and the Calgary International Airport, with quick access to Stoney Trail and Deerfoot Trail. Call your favourite realtor today to schedule a showing.