



**148 Martin Crossing Crescent NE
Calgary, Alberta**

MLS # A2297596



\$489,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,314 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Pantry, Quartz Counters, Separate Entrance		

Inclusions: Basement Stove, Hood fan, Refrigerator Washer / Dryer and Outside Shed.

Welcome to this fully finished detached home offering fantastic curb appeal. The exterior features a charming front verandah, a spacious west-facing deck perfect for relaxing or entertaining, and a beautifully landscaped, fully fenced backyard. Completing the outdoor space is a large finished double detached garage along with an additional storage shed. Step inside to a large front lifestyle room adorned with laminate flooring throughout the house, adding a touch of comfort and warmth to these spaces. The back of the home offers a dining area with sliding doors leading to a private yard, along with storage and an open concept kitchen. The kitchen boasts an abundance of cabinets, quartz counter space, and a stainless-steel appliance package, adding both elegance and convenience. A rear mudroom with built-in pantry, laundry, and nook area adds convenience, along with a nearby half bath. Upstairs features three generously sized three bedrooms and two bathrooms. The fully finished basement, with its own side entrance, includes an existing illegal suite with kitchen and appliances and laundry. Additional features include wood ceiling and wall details, durable flooring throughout. Conveniently located in close proximity to the Dashmesh Culture Centre, schools, parks, Martindale LRT station, and a few minutes away from Saddletowne Plaza, fitness center, health clinics, and restaurants. Don't miss the opportunity to own a property in this highly desirable community. Schedule your private viewing today and make this beautiful home your own!