



**4 Martin crossing Bay NE  
Calgary, Alberta**

**MLS # A2306839**



**\$549,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Level		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NA

WELCOME TO 4 MARTIN CROSSING BAY NE , renovated within a few year beautiful bi level house on a north facing corner lot . Upstairs offers 2 huge bedrooms with specious living area updated kitchen and a sunroom . beautiful tiles in the bedrooms , wood throughout the house and paint job makes it look and feel modern and elegant. fully finished basement offer 2 additional bedrooms huge rec area , full bathroom . windows and exterior and was change within few years . oversized garage with a lot of concrete work around the house makes this house very desirable . GREAT LOCATION , WALKING DISTANCE TO SHOPPING , SCHOOLS, PARKS , DOCTORS AND TRAIN STATION AND MINS TO GURDWARA SAHIB. VERY WELL KEPT CLEAN SMOKE AND ANIMAL FREE HOME .MUST BE SEEN AND APPECIATED