



GRASSROOTS
REALTY GROUP

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111 Martin Crossing Close NE
Calgary, Alberta

MLS # A2328519



\$499,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,109 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Well-cared-for 2-storey home offering excellent versatility with a fully developed lower level featuring a 1-bedroom illegal suite and private separate entrance. The bright main floor is filled with natural light and showcases a spacious living area highlighted by a beautiful bay window. Enjoy the convenience of main floor laundry and an updated kitchen equipped with stainless steel appliances, including a double oven, flowing seamlessly into the dining nook. Upstairs you will find 3 comfortable bedrooms along with a full 4-piece bathroom. The lower level provides additional living space with a family room, second laundry area, 1 bedroom, and a 3-piece bath. Recent improvements include a newer roof and upgraded kitchen finishes, making this home move-in ready. Step outside to a large backyard complete with a deck, perfect for relaxing or entertaining, plus an oversized double detached garage offering ample parking and storage. Ideally situated close to schools, shopping, public transit, and everyday amenities. Don't miss this fantastic opportunity – book your private viewing today with your favourite REALTOR!