



GRASSROOTS
REALTY GROUP

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5036 Martin Crossing Drive NE
Calgary, Alberta

MLS # A2330470



\$499,000

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,074 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: none

Former Excel Homes Show Home in a Prime Martindale Location! This well-maintained bi-level offers approximately 1,100 sq. ft. above grade and features an open-concept floor plan with impressive 10' ceilings, creating a bright and spacious living environment. The main level includes a generous living room, dining area, and a functional U-shaped kitchen complete with a breakfast bar, walk-in pantry, and stainless steel appliances. The primary bedroom features a walk-in closet and a private 4-piece ensuite, while the second bedroom also offers a walk-in closet. The fully developed basement has a separate walk-up entrance, a large recreation room, a full bathroom, and two additional rooms, providing excellent flexibility for extended family, guests, a home office, or other permitted uses. Additional highlights include an oversized 24' x 24' insulated and drywalled double detached garage with 220V wiring, paved rear lane access, and poured concrete sidewalks and patio. Ideally located less than one block from Martindale LRT Station and Crossing Park School, with convenient access to shopping, parks, public transit, and other nearby amenities. An excellent opportunity to own a quality home in a highly desirable and convenient location.