



GRASSROOTS
REALTY GROUP

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35 Martin Crossing Park NE
Calgary, Alberta

MLS # A2333208



\$559,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

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

Inclusions: none

Welcome to this beautifully maintained 2-storey home situated directly across from Crossing Park School, a park, and playground in the highly desirable community of Martindale. Offering total 4 bedrooms and 3.5 bathrooms, including a fully finished basement completed with a bedroom, den, full bathroom, kitchen and spacious family room, it is currently rented. The bright and functional main floor boasts a welcoming living room, dining area, well appointed kitchen with oak cabinetry, convenient main floor laundry, and quality finishes throughout. Step outside to enjoy the sunny south-facing backyard with a fire pit, perfect for entertaining family and friends. Conveniently located just minutes from the Genesis Centre, Martindale C-Train Station, Superstore, FreshCo, shopping plazas, restaurants, banks, schools and major roadways including Metis Trail and Stoney Trail, this home offers exceptional convenience for everyday living. Whether you are a growing family or an investor, this is a fantastic opportunity to own a move in ready home in one of Calgary's most convenient and family-friendly communities. Don't miss your chance to make it yours. Book your showing today!