



GRASSROOTS
REALTY GROUP

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11 Martin Crossing Rise NE
Calgary, Alberta

MLS # A2334927

\$524,900

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,001 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

2 Bedroom Basement Suite(illegal) | Corner Lot | Steps to CBE Crossing Park School, Martindale Outdoor Rink & Playground | Bi-Level | Tons of Gorgeous Upgrades | Freshly Painted | Quartz Countertops | Brand New Cabinetry | Main Level 3 Bedrooms & 2 Bathrooms | Great Sized Bedrooms | Open Floor Plan Kitchen, Living & Dining Rooms | Vaulted Ceilings | Large Windows | Abundant Natural Light | Basement Separate Entry | Common Area Basement Laundry | 2 Basement Bedrooms | Basement 4pc Bathroom | Open Floor Plan Kitchen & Rec Room | Great Backyard | Fully Fenced | Alley Access | Ample Parking | New Siding. Welcome home to this beautifully upgraded bi-level corner lot offering a functional layout, abundant natural light & a fantastic location in Martindale. Freshly painted throughout, the main level features vaulted ceilings, large windows & an open floor plan connecting the kitchen, living & dining rooms, creating a bright & welcoming space for everyday family living & entertaining. The kitchen has been beautifully updated with brand new cabinetry, quartz countertops & great workspace, while the spacious dining & living areas are filled with natural light. The main level is complete with 3 generously sized bedrooms & 2 full bathrooms, providing excellent space for the growing family. The basement offers a 2 bedroom suite (illegal) with its own separate entry, an open floor plan kitchen & recreation room, 2 spacious bedrooms & a 4pc bathroom. A common area laundry space provides convenience for both levels. Outside, enjoy the fully fenced backyard with alley access & ample parking, making excellent use of the corner lot. Located steps from CBE Crossing Park School, Martindale Outdoor Rink & playground, with shopping, transit & everyday amenities all close by, this home offers an excellent opportunity for first-time buyers, families or

investors. Hurry & book your showing today!