



GRASSROOTS
REALTY GROUP

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21 MARTIN CROSSING Link NE
Calgary, Alberta

MLS # A2351098

\$485,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,110 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks, Street Lighting		

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-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: NONE

Great opportunity to own a well-maintained detached home on a large lot in the desirable community of Martindale. This 2-storey home offers 3 bedrooms, a full bathroom upstairs, and a convenient 2-piece bathroom on the main floor. The main level features a spacious living room with a bay window, a well-appointed oak kitchen, and a dining area with access to the large rear deck and fully fenced backyard. The generous backyard provides plenty of space for children to play, entertain family and friends, or simply enjoy the outdoors. The fully finished basement offers additional living space with a comfortable family room and 3-piece bathroom. The home has been well cared for by the owner and features laminate flooring, neutral décor, and a functional layout throughout. Located close to schools, playgrounds, shopping, bus stops, and the Saddletowne LRT station, with the Sikh Temple also nearby. Convenient access to the Genesis Centre and future amenities makes this an excellent family location. No-smoking and no-pet home. A large lot, great backyard, excellent location, and quick possession make this home a great opportunity.