



GRASSROOTS
REALTY GROUP

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**6 Martin Crossing Way NE
Calgary, Alberta**

MLS # A2353155

\$530,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,277 sq.ft.	Age:	1998 (28 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: na

Beautiful and well kept house with "illegal basement suite" with separate entrance. The main floor greets you with a spacious foyer leading to a double attached garage, main-floor laundry, and a half bath. It flows seamlessly into a bright, open-concept kitchen, living room, and dining area. Upstairs, you will find three bedrooms that are much larger than standard homes, each filled with natural light and generous closet space, sharing a full bathroom with two separate entrances. The fully finished basement adds great living space with a family room, one bedroom, a den, and a full bath. Outside, a big backyard and deck await your BBQs and gardening. Best of all, you are within walking distance of schools, parks, and the Dashmesh Culture Centre Gurdwara. Quick possession is available!