

5248 Martin Crossing Drive NE  
Calgary, Alberta

MLS # A2282154

**\$475,000**



<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Off Street, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed in backyard, extra gravel/stones (for side of the house)

\*FORMER SHOWHOME IN PRISTINE CONDITION \*\$70000 IN RECENT UPGRADES \*FAMILY FRIENDLY FLOOR PLAN \*3 BEDROOMS WITH OPTION FOR 4TH \*1.5 BATHROOMS WITH GRANITE COUNTERS AND NEW TILES \*RENOVATED FRESH KITCHEN WITH STAINLESS STEEL APPLIANCES \*CEASARSTONE COUNTERTOPS AND UPDATED BACKSPLASH \*BRIGHT ENERGY EFFICIENT DOUBLE PANE WINDOWS \*TONS OF STORAGE \*NEW METAL ROOF 50 YEAR WARRANTY! \*FINISHED BASEMENT WITH DRYCORE SUB-FLOOR \*LANDSCAPED FAMILY FRIENDLY BACKYARD WITH NEW PVC DECK FOR ENTERTAINING! \*CONVENIENTLY CLOSE TO SHOPPING AND SCHOOLS \*MOVE-IN READY FOR YOUR FAMILY!