

5248 Martin Crossing Drive NE  
Calgary, Alberta

MLS # A2282154



**\$475,000**

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

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