

121 Martin Crossing Manor NE
Calgary, Alberta**MLS # A2268135****\$519,900**

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,139 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Electric Stove , Refrigerator , Hood fan , Washer and Dryer in the basement

Welcome to this EXTREMELY WELL Maintained Detached Two Storey home in the much DESIRED community of Martindale. The main floor of this house boasts of a lot of windows bringing in lots of natural light. It comprises of a HUGE living room with BAY Windows , Dining area, a half Washroom and a Kitchen. The Chef's pride Kitchen comprise of all Stainless Steel Appliances and granite counter top . The Kitchen has Patio sliding doors leading out to a large deck. The upstairs includes three SPACIOUS bedrooms and a full 4-piece bathroom. The illegal basement suite has it's own SEPARATE ENTRANCE and SEPARATE LAUDRY. It has a Kitchen, a bedroom, an Office Room and the utility room with laundry. The backyard is fully fenced. UPGRADES LIST INCLUDES : WHOLE HOUSE IS FRESHLY PAINTED, newer FLOORING , some NEWER LIGHTING Fixtures (2024), GRANITE COUNTER TOPS (2020) , NEW GARAGE (SEPT 2023), REFRIGERATOR IN THE MAIN KITCHEN(2020), COOKING RANGE IN THE MAIN KITCHEN(2024),NEWER FLOORING(2021) , ROOF SHINGLES, EVESTROUGH, SOFIT & FACIA(2025), NEWER VINYL SIDING(2021), DISHWASHER(2022), WATER HEATER & FURNACE (2020),KITCHEN FAUCETS,WASHROOM FAUCETS (2022), FULLY RENOVATED KITCHEN & IT'S CABINETS(2020),CEILING FAN (2024),NEWER WASHROOM POTS(2019), NEWER FULL WASHROOM SINK (2019),FRESHLY PAINTED INTERIOR OF THE HOUSE (OCT 2025). The house is ready-to-move-in condition . Please book showing with your favorite realtor before it slips out of your hands!!!!