



# 148 Martin Crossing Crescent Calgary Alberta

\$589,000

Fall is moving to the winter season - quick possession available, for this beautiful home. View iGuide Virtual Tour, Floor Plans and Virtual Staging for full 360 viewing of this beautiful property. Home is ideal for larger families and full function basement use. One-of-a-kind updates fill this beautifully kept 2-storey, with only 3 owners total. Includes 1900 square feet between the 3 levels. Exterior features: front verandah with bench, full width West deck, exits on both sides, large finished double detached garage, and outdoor shed, fenced, private yard. The main floor is flexible: foyer, open living-dining (or locate an office), to the wrapped custom kitchen, mudroom with built-in pantry & laundry and room for nook, at the rear. Stainless steel appliances, glass doors and fully upgraded side bar are thoughtful touches, and there is a half bath by the rear patio doors. The upper layout includes 3 great bedrooms (fits large furniture plus desks, hobby or work space), 2 bathrooms, one full, one half. This creative ensuite offers the owners separate shower and sink space. A separate side door to the basement is the entry to the efficient, compact illegal suite, which can easily be play area for family kids OR day home, guests or parents, and includes a huge bedroom, full bathroom, kitchenette, room for dining and den use, a functional "mud room". Buyers to verify with City of Calgary guidelines for suite legalization - does not need much, as an existing suite! This property has beautiful wood ceiling and wall detailing (but seller will include allowance/\$2,500 rebate at close for paint, with full price offer ONLY). Easy to clean hard floors are on all 3 levels, and tons of potential for any lifestyle. Property was permitted for basement development 2000, garage 2009, professionally cleaned before listing, and compliant RPR was performed 2022. (id:6769)

Living room 7.92 Ft x 10.92 Ft  
 Dining room 5.25 Ft x 10.92 Ft  
 Kitchen 3.58 Ft x 14.92 Ft  
 Storage 4.58 Ft x 3.00 Ft  
 Den 5.25 Ft x 3.58 Ft  
 Other 5.92 Ft x 6.92 Ft  
 Bedroom 13.83 Ft x 10.67 Ft

Foyer 5.50 Ft x 4.67 Ft  
 Living room 13.50 Ft x 12.00 Ft  
 Study 5.25 Ft x 7.58 Ft  
 Kitchen 14.00 Ft x 9.75 Ft  
 Dining room 10.67 Ft x 6.58 Ft  
 Pantry 6.50 Ft x 2.67 Ft  
 Laundry room 3.75 Ft x 2.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

4pc Bathroom 4.92 Ft x 7.00 Ft  
Laundry room 4.67 Ft x 7.00 Ft  
Furnace 3.83 Ft x 7.00 Ft

2pc Bathroom 3.08 Ft x 6.75 Ft  
Other 2.83 Ft x 3.08 Ft