



# 156 Martin Crossing Crescent Calgary Alberta

\$469,900

Welcome to this charming two-storey home nestled in the heart of the family-friendly community of Martindale NE in Calgary. Boasting over 1300 sq. feet of living space, this residence is a perfect blend of comfort and convenience. Martindale is renowned for its plethora of amenities, including schools, a shopping center, a train station, and easy access to bus stops. The neighborhood also embraces cultural diversity, with the presence of a Sikh Temple nearby. Upon arrival, you'll be greeted by a welcoming front porch, setting the tone for the warmth and coziness that awaits within. Stepping into the main floor, you'll immediately sense a feeling of ownership. The front living area, adorned with large windows, provides a comfortable space for guests while maintaining your privacy. The recently renovated kitchen boasts glossy white cabinetry, adding a touch of modern elegance. Moving further, a spacious family room awaits, complete with an electric fireplace-- a perfect spot to unwind during chilly winters. The deck at the back beckons for summer barbecues and relaxation. The main level is equipped with a convenient 2-piece bathroom. As you ascend to the second floor, you'll discover a generously sized primary bedroom at the front, featuring a walk-in closet. Two additional well-proportioned bedrooms and a 4-piece bathroom complete this level. With an east-facing front and a west-facing backyard, this house enjoys the benefits of natural light throughout the day. The two-vehicle pad in the backyard provides ample space for a future garage, and a back alley adds to the convenience. The finished basement offers a large recreation room, perfect for hosting festive gatherings during Christmas and New Year. The house, currently vacant, is available for quick possession. Don't miss the opportunity to make this house your home. Book your private showing today and embark on the j...

Recreational, Games room 15.92 Ft x 13.08 Ft  
 Laundry room 12.42 Ft x 5.33 Ft  
 Furnace 10.50 Ft x 4.00 Ft  
 Dining room 8.83 Ft x 6.83 Ft  
 Living room 13.08 Ft x 11.83 Ft  
 Family room 14.92 Ft x 14.50 Ft

2pc Bathroom 5.25 Ft x 4.33 Ft  
 Primary Bedroom 11.92 Ft x 11.17 Ft  
 Bedroom 9.08 Ft x 7.92 Ft  
 Bedroom 8.92 Ft x 8.67 Ft  
 4pc Bathroom 7.33 Ft x 4.92 Ft  
 Other 4.58 Ft x 4.42 Ft

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

Listing Presented By:



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MAXWELL CENTRAL

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Kitchen 10.00 Ft x 8.83 Ft