



# 78 Martin crossing Court Calgary Alberta

\$444,900

**\*\*OPEN HOUSE Saturday August 24 , between 12:00 to 3:00pm\*\*\*LOCATION, LOCATION, LOCATION!!! FULLY renovated , fully upgraded with all show home touches, well taken care of three bedroom townhome in heart of Martindale community. with a west facing private backyard. As soon as you walk into the spacious front foyer you will notice pride of ownership. This unit boasts a large living room with bay window, 2.5 baths, spacious kitchen and dining room. The second floor boasts 2 large bedrooms - each with walk-in closets, with the primary bedroom having a large bay window. The lower level has been professionally developed with a third bedroom and large rec area and 3 PC full bathroom. Enjoy sitting out on a warm night on the covered front porch or choose to sit out in the sunny west facing private fully fenced backyard. This unit also comes with 2 parking stalls, conveniently right out the front door! This gated townhouse complex has a security gate, its own private playground, is right across from Crossing Park junior high school & steps away from public transit. Front porch upgraded with composite decking and aluminium rail.Directions: This is a gated complex. once in take first right follow road around corner and unit 78 is a bit farther on the right. you can park in front in parking 103 or 104 or in any visitor parking. Book your showing today with your realtor for this Gem. (id:6769)**

3pc Bathroom 4.92 Ft x 8.00 Ft  
 Bedroom 11.17 Ft x 9.50 Ft  
 Living room 10.08 Ft x 12.50 Ft  
 Furnace 5.33 Ft x 13.00 Ft  
 2pc Bathroom 5.00 Ft x 5.08 Ft  
 Dining room 8.42 Ft x 11.33 Ft

Kitchen 8.92 Ft x 10.00 Ft  
 Living room 11.08 Ft x 14.92 Ft  
 4pc Bathroom 5.00 Ft x 9.50 Ft  
 Bedroom 10.92 Ft x 10.00 Ft  
 Primary Bedroom 10.92 Ft x 15.08 Ft

Listing Presented By:



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