



# 5217 Martin Crossing Drive Calgary Alberta

\$649,900

Welcome to this charming home located in the vibrant MARTINDALE neighbourhood, renowned for its convenient access to the LRT station, schools, soccer and cricket grounds, and the Sikh Temple (GURUDWARA). This quintessential family residence offers over 1,800 square feet of finished living space, including a legal suite, providing a versatile layout to suit your family's needs. Whether you're an astute investor, a single-family household, or a multi-generational family, this property is a must-see!

**Main Level** The main floor features a bright and spacious living area, dining room, kitchen, and family room, perfect for both everyday living and entertaining. The kitchen is equipped with new quartz countertops and stainless-steel appliances, and it includes a patio door for deck and garage access. This floor also has a separate washer and dryer for the upper level. Adjacent to the kitchen is a cozy dining area, creating a welcoming space for family gatherings.

**Upper Level** Upstairs, you'll find a generously sized primary bedroom with ample natural light and ventilation. The other two bedrooms are also spacious and conveniently located away from the primary suite, ensuring privacy. This level also includes a large 4-piece bathroom.

**Basement Legal Suite** There's a separate side entrance, covered for rain and snow, leading to a fully equipped legal basement suite, perfect for rental income or extended family living. Renovated in 2021 and legalized in 2023, the basement includes separate laundry facilities, a 4-piece bathroom, kitchen, dining area, living room, and a bedroom with a large window.

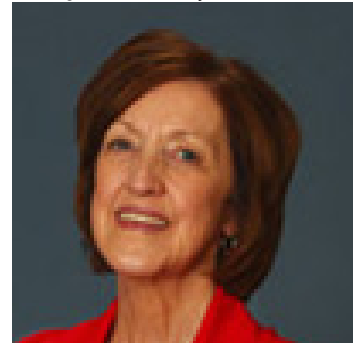
**Outdoor Space** A huge deck on the south side is perfect for gatherings and BBQ parties. The grassy backyard serves as a playground for children and includes a small space for gardening. Additionally, a large double detached garage ensures the safety of your vehicles and is connected to a back l...

Primary Bedroom 13.50 Ft x 13.25 Ft  
 Bedroom 12.33 Ft x 8.25 Ft  
 Bedroom 8.92 Ft x 8.58 Ft  
 4pc Bathroom 9.67 Ft x 5.08 Ft  
 Living room 12.25 Ft x 10.17 Ft  
 Family room 11.92 Ft x 11.08 Ft

Dining room 8.42 Ft x 6.08 Ft  
 2pc Bathroom 6.75 Ft x 2.67 Ft  
 Living room 12.50 Ft x 10.58 Ft  
 Kitchen 12.58 Ft x 7.83 Ft  
 Bedroom 10.42 Ft x 10.08 Ft  
 4pc Bathroom 9.00 Ft x 5.00 Ft

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

Listing Presented By:



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CIR

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Kitchen 10.50 Ft x 10.17 Ft

Furnace 11.50 Ft x 6.50 Ft