



# 113 Martin Crossing Crescent Calgary Alberta

\$569,900

Step into this incredible 4-level split house, where the entryway greets you with a practical, spacious layout featuring a coat and shoe cabinet. Moving up just a few steps, discover a kitchen, dining area, and living space that boasts vaulted ceilings, allowing natural light to pour in through the windows. This gem of a home harmoniously blends modern updates with thoughtful design. Recently refreshed with a complete paint job and new baseboards, the residence emanates a fresh, welcoming allure. Nestled in one of North East Martindale's most sought-after communities, this beautiful property is a treasure trove of value. A newly constructed large front porch, a new roof, fresh sidings, and carpets replaced in 2021 adorn this home. Premium 8-pound midnight elite carpets grace the upper level, stairs, and basement. The fully fenced backyard ensures privacy, while the fully finished home is conveniently located within walking distance of Temple, schools, shopping centers, parks, and playgrounds. The property's basement is wonderfully developed, offering a spacious crawl space for storage. Vaulted ceilings grace the living room, dining room, and kitchen, while the upper level hosts two bedrooms, including a master bedroom equipped with a jetted tub. The 3rd floor boasts a walkout to the south yard, an electric fireplace, and an upgraded washroom. Descending a few steps leads to the (legal) basement, which houses two bedrooms and a laundry / Mechanical room. (id:6769)

4pc Bathroom 5.92 Ft x 8.92 Ft  
 Primary Bedroom 14.75 Ft x 11.00 Ft  
 Bedroom 9.25 Ft x 7.33 Ft  
 Other 8.00 Ft x 3.75 Ft  
 4pc Bathroom 8.00 Ft x 5.00 Ft  
 Bedroom 8.50 Ft x 9.50 Ft  
 Laundry room 7.50 Ft x 11.75 Ft  
 Other 7.08 Ft x 4.67 Ft

Bedroom 12.42 Ft x 10.75 Ft  
 4pc Bathroom 7.92 Ft x 6.58 Ft  
 Family room 21.00 Ft x 17.75 Ft  
 Other 7.67 Ft x 5.92 Ft  
 Living room 13.00 Ft x 12.42 Ft  
 Dining room 9.25 Ft x 10.00 Ft  
 Kitchen 8.42 Ft x 10.42 Ft

Listing Presented By:



Originally Listed by:  
 2% REALTY

<http://www.jayshreepatel.ca>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca