



## 31 Martin Crossing Park Calgary Alberta

\$599,900

Charming Home in Martindale Community Across School This lovely home offers 3 spacious bedrooms upstairs, full bath, perfect for a growing family. Main floor is an Open concept. Living room is bright and flow seamlessly to dining and kitchen area. From your dining, you can watch your child(ren) play, run around in the fenced huge backyard. Deck in the backyard is an extension for summer barbeque /get together. The family's chef will enjoy cooking in this functional kitchen which comes with STAINLESS appliances. The DEVELOPED basement includes a cozy family room, an additional bedroom, and a 3-piece bathroom, providing extra space and comfort. NO NEED to rush the kid(s) in the morning for school, this home is LOCATED DIRECTLY ACROSS a school. Just a short WALK to bus and train stations, convenience is at your doorstep. A QUICK drive will take you to nearby amenities, like Airport, Library, Genesis sports centre, ymca, shops, Outlet Mall, banks, restaurants, clinics, Hospital, making this an ideal home. EASY ACCESS to Metis Trail, Stoney Trail. Book your Showing Now. (id:6769)

Primary Bedroom 11.75 Ft x 15.50 Ft

Bedroom 9.17 Ft x 9.42 Ft

4pc Bathroom 11.83 Ft x 6.75 Ft

Bedroom 11.00 Ft x 13.08 Ft

Recreational, Games room 16.58 Ft x 8.33 Ft

3pc Bathroom 9.00 Ft x 4.42 Ft

Living room 12.50 Ft x 15.33 Ft

Dining room 10.17 Ft x 7.58 Ft

Kitchen 10.67 Ft x 8.75 Ft

Other 7.33 Ft x 5.58 Ft

Bedroom 9.42 Ft x 10.33 Ft

2pc Bathroom 4.50 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

<https://www.yychomescalgary.ca/>

### RE/MAX Realty Professionals

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)