

12 Martin Crossing Bay NE
Calgary, Alberta

MLS # A2207765



\$524,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,112 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: window coverings

Welcome Home! This beautifully maintained residence, built in 1999 and recently renovated, is located in the prestigious community of Martindale NE. The home features four bedrooms (three upstairs and one in the finished basement) and 2.5 bathrooms. The upgraded kitchen is a standout, featuring elegant granite countertops, a dual sink, and an additional storage cabinet in the dining area. A stylish glass door helps contain cooking aromas, ensuring a fresh atmosphere throughout the home. The Home is further enhanced with modern lighting and upgraded carpets, creating a warm and inviting space. The fully finished basement includes a spacious living area, a full bedroom, and a complete bathroom, making it perfect for guests or family. The upstairs hosts three generously sized bedrooms, accompanied by a full bathroom. Natural light floods the home through numerous windows, enhancing the bright and airy feel. Step outside to enjoy the private, fully fenced backyard, which boasts a huge deck—ideal for entertaining or relaxing. The backyard also includes a convenient storage shed. Recent upgrades include a new hot water tank and furnace, both replaced in 2017. This home offers everything you need and is the best-priced option in Martindale NE. Conveniently located within walking distance of Saddletown Train Station, bus stops, Genesis Centre, and shopping centers, this residence provides easy access to all essential amenities. Don't miss out on this opportunity—call now to schedule a viewing!