

93 Martin Crossing Way NE
Calgary, Alberta

MLS # A2210201



\$575,000

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,416 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

This lovely 3 bedroom home built by Excel homes features four spacious levels of living space, Hardie Board siding, Air Conditioning and a heated double garage. As you walk into your bright open concept main area, you are greeted with a cute foyer and closet, leading to your living room on your right. Passing into your kitchen, you will find stainless steel appliances including a brand new dishwasher. This space flows freely into your dining area for easy entertaining. Headed to your upper level, you will find 3 well-sized bedrooms. The primary bedroom features a walk in closet leading to a 4 piece ensuite which is also accessible from the hall. Down to the lower level is a large family room perfect for movie nights, entertaining and any use you can imagine. This space is kept cozy with a gas fireplace. From this level you can also access your back yard space, a great way for kids to easily play and enjoy the outdoors. Heading down to the basement is a partially finished space with storage room, large laundry area with new 2024 washer and dryer, and a rough in for second bathroom. The home has VacuFlow and Air Conditioning to make the summer a breeze. The outside of the house is stunning with Hardie Board siding (fire, storm and hail resistant) recently installed in 2020 at a cost of \$40,000. Plus a new roof and eavestrough replaced in 2021, complete with 40 year shingles. Finished with a detached double heated garage and adorable front porch, this home has everything you need! It is sure to go quickly so don't hesitate and contact your realtor for a showing today!