

\$575,000 - 93 Martin Crossing Way Ne, Calgary

MLS® #A2210201

\$575,000

3 Bedroom, 1.00 Bathroom, 1,416 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

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!

Built in 1998

Essential Information

MLS® #	A2210201
Price	\$575,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,416
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	93 Martin Crossing Way Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3V3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Garage Control(s), Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	67
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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