



5248 Martin Crossing Drive NE, Calgary, Alberta - \$499,900



Main Photo

Property Description

*MECHANICAL ROOM IS ROUGHED FOR BATHROOM + ADD 1 WALL AND A DOOR FOR AN ADDITIONAL 4TH BEDROOM IN BASEMENT** Hitting the market for the very first time after 29 years of proud ownership, this beautifully maintained former show home is truly a standout. Lovingly cared for and thoughtfully updated throughout the years, this 3-bedroom, 1.5-bathroom home is the perfect blend of comfort, function, and style. The renovated kitchen and modernized 4-piece main bath provide a fresh and inviting feel, while the finished basement with a versatile flex room adds valuable extra living space.

Recent upgrades include energy-efficient double-pane windows with stylish shutters, a secure new patio door and exterior wrapped in ½-inch insulation to enhance year-round comfort. Step outside to your new 15' x 11' deck—ideal for hosting, relaxing, or enjoying sunny afternoons. A brand-new 50-year metal roof with transferable warranty ensures worry-free living for decades. Plus, the basement has been spray-



foamed and outfitted with DRICORE sub-flooring to keep it warm, dry, and ready for anything.

This is more than a house—it's a home that's been loved, improved, and prepared for its next chapter. Don't miss this rare opportunity to own a move-in-ready gem with unbeatable value and peace of mind for years to come.

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