

# \$499,900 - 5248 Martin Crossing Drive Ne, Calgary

MLS® #A2244665

**\$499,900**

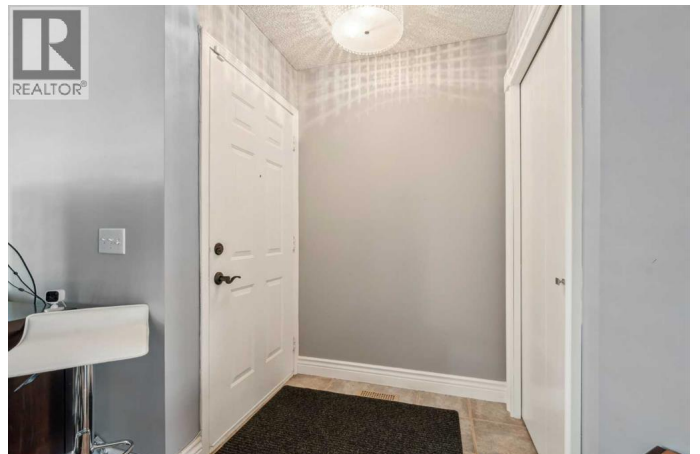
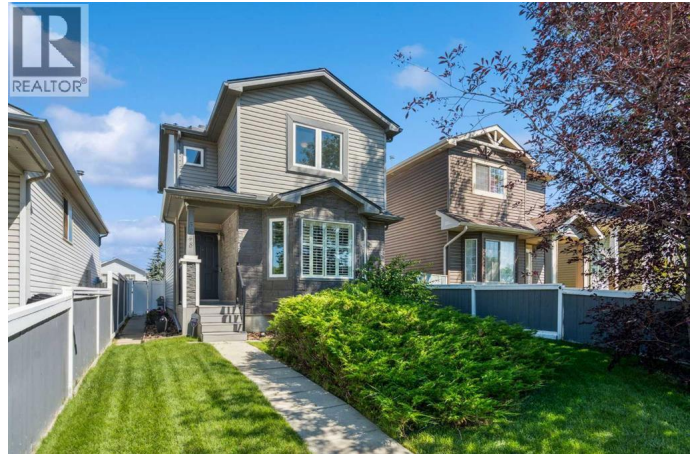
3 Bedroom, 2.00 Bathroom, 1,109 sqft

Single Family on 0.07 Acres

Martindale, Calgary, Alberta

\*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  $\frac{1}{2}$ -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. (id:6289)

Built in 1996



## Essential Information

Listing #	A2244665
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,109
Acres	0.07
Year Built	1996
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	5248 Martin Crossing Drive Ne
Subdivision	Martindale
City	Calgary
Province	Alberta
Postal Code	T3J3R5

## Amenities

Amenities	Park, Playground, Schools
Features	Back lane, PVC window, Closet Organizers
Parking Spaces	2
Parking	Gravel, Other

## Interior

Appliances	Washer, Refrigerator, Range - Electric, Dryer, Hood Fan, Window Coverings
Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office

RE/MAX iRealty Innovations



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Listing information last updated on October 14th, 2025 at 6:01am PDT