



**GRASSROOTS**

REALTY GROUP

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**79 Martha's Haven Place NE  
Calgary, Alberta**

**MLS # A2295536**



**\$519,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,338 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Basement appliances : Electric Stove, Range Hood, Refrigerator

Experience the perfect blend of elegance and functionality in this meticulously kept, owner-occupied two-story home located in the highly sought-after community of Martindale. You are greeted by a charming front porch that leads into a grand foyer, where soaring open-to-above ceilings and dual-aspect windows flood the living area with an abundance of natural light. The main level continues to impress with a massive dining room and a well-appointed corner kitchen featuring a walk-in pantry and extensive counter space, all complemented by a convenient 2-piece bath. Upstairs, the primary suite offers a private sanctuary with a walk-in closet and a 4-piece Jack-and-Jill bathroom that provides seamless access to two additional generously sized bedrooms. The fully finished basement serves as a versatile living space with its own separate entrance, featuring a bedroom, a 3-piece bath, a secondary kitchen, and a cozy flex room centered around a warm fireplace, with a dedicated laundry area completing the level. Outside, the property boasts a double car garage and a low-maintenance backyard designed for easy living. This unbeatable location puts you within a 10-minute walk to the LRT, steps from major bus routes, and a short drive to Peter Lougheed Hospital, while top-rated schools like Crossing Park, Nelson Mandela High, and Gobind Sarvar, along with local grocery stores and places of worship, are all just moments away.