



GRASSROOTS

REALTY GROUP

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**14 Marthas Close NE
Calgary, Alberta**

MLS # A2300029



\$639,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,896 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Level		

Heating:	Standard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Shed and hot tub

Welcome to this beautifully maintained 2-storey front garage home, ideally located in a quiet cul-de-sac in a highly sought-after neighbourhood. Offering 1,898 sq ft above grade, this home showcases pride of ownership throughout and has been exceptionally well kept. Featuring 5 bedrooms and 3.5 bathrooms, this spacious layout includes a massive bonus room above the garage—perfect for family living and entertaining. The primary bedroom boasts a private ensuite complete with both a tub and separate shower. Recently renovated, the home features a brand new kitchen with quartz countertops, newer appliances, and modern finishes. Durable vinyl flooring flows throughout, giving the home a clean, updated feel. The fully developed basement includes a 2-bedroom illegal suite, currently rented to long-term tenants who would love to stay—offering excellent income potential. Step outside to a beautifully landscaped backyard with a two-level deck, ideal for summer enjoyment. A storage shed is also included. Conveniently located close to schools, major routes like Métis Trail, and the Gurdwara, this home combines comfort, functionality, and an unbeatable location.