



GRASSROOTS

REALTY GROUP

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**110 Martha's Haven Green NE
Calgary, Alberta**

MLS # A2306441



\$559,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Martindale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,564 sq.ft. | Age: | 2000 (26 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Multiple Driveways, Off Street, On Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance La | | |

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|--------------------|---|-------------------|------|
| Heating: | Exhaust Fan, Other | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt, Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Other | Zoning: | R-CG |
| Foundation: | Other | Utilities: | - |
| Features: | Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage | | |

Inclusions: Appliances, Window Coverings

Fantastic opportunity in Martindale! This well-cared-for 2-storey home with a double front-attached garage is tucked away on a quiet cul-de-sac, backing onto green space and a playground—an ideal setting for families. Situated on a 4,402 sq ft lot with an extended driveway, this home offers approximately 1,546 sq ft of functional living space. The main floor features a bright and inviting layout with a spacious living room and large windows that bring in plenty of natural light. Step outside to a generous deck and fully fenced backyard—perfect for relaxing, kids, or entertaining. Upstairs offers 3 well-sized bedrooms and a versatile bonus room with built-in shelving, ideal for a home office, media room, or play area. The fully developed basement includes a separate entrance and an illegal suite with its own living area, bedroom, and kitchen—providing excellent mortgage helper potential. Shared laundry area for added convenience. Located close to schools, parks, shopping, transit, and all amenities. A great opportunity for first-time buyers or investors alike!