



**286 Martha's Manor NE
Calgary, Alberta**

MLS # A2314028



\$634,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: Window coverings.

Welcome to this beautifully maintained corner lot detached home in the highly desirable community of Martindale! Offering approximately 1,800 SQFT of thoughtfully designed living space, this bright and spacious home is perfect for growing families, multi-generational living, or savvy investors seeking future basement development potential with a separate walk-up entrance already in place. The main floor features a welcoming foyer, cozy living room with fireplace, spacious dining area, and a functional kitchen complete with ample cabinetry, pantry, large island with eating bar, and access to the covered rear deck, perfect for year-round enjoyment. A versatile main floor bedroom or office adds extra flexibility for guests, work-from-home setup, or extended family needs. Upstairs you'll find a huge bonus room filled with natural light, 3 generous bedrooms, including a spacious primary retreat with walk-in closet and private ensuite. Enjoy the added value of a double attached garage, fully fenced backyard, covered deck, and extra parking thanks to the premium corner lot location. Conveniently situated on a quiet family-friendly street close to schools, parks, playgrounds, shopping, public transit, major roadways, and Gurdwara Sahib. Vacant property with quick possession available. Incredible opportunity in an unbeatable location. Property is being sold as-is, where-is at possession.