



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

37 Martha's Haven Manor NE
Calgary, Alberta

MLS # A2320861



\$575,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,504 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: window coverings, refrigerator

Welcome to this beautifully maintained detached home in the highly sought-after community of Martindale NE, offering exceptional value for first-time home buyers, growing families, and investors alike! Step inside to discover a bright and functional main floor featuring an open-concept living area, a spacious dining room, an upgraded kitchen with ample cabinetry and counter space, a versatile den perfect for a home office or study, and a convenient 2-piece powder room. The upper level offers three generously sized bedrooms, including a spacious primary retreat complete with a private 4-piece ensuite. Two additional bedrooms share a well-appointed 4-piece main bathroom, while the upper-floor laundry room adds everyday convenience. The fully developed basement expands your living space with a large recreation room, a spacious bedroom, and a full bathroom—ideal for guests, extended family, or additional living and entertainment space. Outside, enjoy the rear deck and private backyard, perfect for summer gatherings, family activities, and relaxation. The oversized double detached garage provides ample room for vehicles, storage, and workspace. Conveniently located just minutes from parks, schools, shopping, public transit, and everyday amenities, this home is also approximately four minutes from the Sikh temple, making it an excellent choice for families seeking both comfort and convenience. Whether you’re looking for your first home, a place to raise your family, or an investment opportunity in a well-established community, this property checks all the boxes. Don’t miss this exceptional opportunity—book your private showing today and see everything this wonderful Martindale home has to offer!