



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

MLS # A2322131



\$614,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,834 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Reverse Pie Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, Quartz Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this beautifully maintained and freshly painted detached home situated on a wide lot in the highly desirable community of Martindale. Offering exceptional space, functionality, and an illegal basement suite, this home is perfect for growing families, multi-generational living, or investors alike. The main floor features a bright and spacious living room highlighted by a cozy gas fireplace, creating the perfect gathering space for family and friends. The well-appointed kitchen boasts stainless steel appliances, quartz countertops, ample cabinetry, and excellent workspace for everyday cooking and entertaining. Adjacent to the kitchen is a generous dining area, ideal for family meals and entertaining guests. A convenient 2-piece powder room and main-floor laundry complete this functional level. Upstairs, you'll find a versatile hall area ideal for a home office, study space, or family retreat. The impressive primary bedroom offers generous dimensions, a walk-in closet, and a private 4-piece ensuite. Three additional spacious bedrooms and a full main bathroom provide ample accommodation for the entire family. Elegant railings along the staircase add a stylish touch to the home's interior. Step outside to enjoy the east-facing backyard featuring a huge covered deck, perfect for year-round outdoor entertaining. The fully fenced yard also includes a storage shed and rear alley access, offering additional convenience and functionality. The fully developed basement features an illegal suite complete with a kitchen, one bedroom, a den, and a 4-piece bathroom, providing excellent mortgage-helping potential or additional living space for extended family. Ideally located close to parks, schools, shopping, and public transportation. Enjoy convenient access to the C-Train station, Genesis Centre, Calgary International Airport, local mosques, Gurdwara

Sahib, and major roadways, making daily commuting and recreation effortless. A fantastic opportunity to own a spacious family home in one of Northeast Calgary's most sought-after communities. Combining comfort, versatility, and an unbeatable location, this exceptional property is ready to welcome its next owners.