



**GRASSROOTS**  
REALTY GROUP

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**25 Martha's Meadow Place NE  
Calgary, Alberta**

**MLS # A2322566**



**\$622,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,692 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Front Drive, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Street		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** None

Step into style, comfort, and exceptional value in this beautifully kept two-storey house nestled in the heart of Martindale, NE Calgary. Boasting 3 spacious bedrooms and 3 full bathrooms, this home offers the perfect blend of modern upgrades and everyday functionality—all on a quiet, family-friendly street. From the moment you enter, you're welcomed by a bright and inviting open-concept main floor, enhanced by sleek vinyl and tile flooring. The stunning kitchen is a true highlight, featuring granite countertops, a stylish tiled backsplash, and a generous dining nook that opens onto a sun-filled two-tiered deck—ideal for entertaining or relaxing summer evenings. Upstairs, retreat to your expansive primary suite, complete with a private ensuite, separate shower, walk-in closet, and the convenience of upper-floor laundry. Two additional well-sized bedrooms and a beautifully updated bathroom round out this level. The fully developed basement—with its own separate entrance—offers incredible flexibility, featuring two additional bedrooms, ample cabinetry, and a full bathroom—perfect for extended family, guests, or future potential. Outside, enjoy a spacious backyard with a large patio and multi-level deck, creating the ultimate setting for gatherings and outdoor living. Pride of ownership shines throughout this move-in-ready home—don't miss your chance to make it yours!