



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**19 MARTHA'S MEADOW Close
Calgary, Alberta**

MLS # A2322586



\$659,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,882 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Level, Rectangular Lot		

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

Inclusions: Shed located at the back yard, blinds attached to the property, centralized air conditioning attached to the property, ceiling fans installed at the property.

Welcome to this beautifully upgraded and exceptionally well-maintained home in the highly sought-after community of Martindale! Offering over 1,900 sq. ft. of developed living space, this impressive residence features 5 spacious bedrooms and 3.5 bathrooms, making it an outstanding opportunity for growing families, multi-generational living, or savvy investors. From the moment you arrive, you'll appreciate the pride of ownership showcased throughout the home. Thoughtfully upgraded with modern finishes, this property boasts elegant quartz countertops, full-height high-gloss cabinetry extending to the ceiling, a stunning waterfall island, upgraded tile flooring, beautifully renovated bathrooms, a cozy feature fireplace, central air conditioning, and quality finishes designed for both comfort and style. Step outside to enjoy the spacious rear deck—perfect for entertaining family and friends—along with a storage shed that provides ample space for seasonal items and outdoor equipment. The garage also offers excellent potential for a future summer kitchen thoughtfully equipped with installed kitchen cabinetry, adding even more versatility for the new owners. Central air conditioning and ceiling fans throughout the home ensure year-round comfort, while the well-maintained window blinds are included for added convenience and style. The bright and functional upper level offers 3 generously sized bedrooms, including a spacious primary bedroom with its own ensuite, 2.5 bathrooms, and a large bonus room that creates the perfect setting for family gatherings, movie nights, a children's play area, or a home office. The fully developed basement expands the living space with 2 additional bedrooms and a full bathroom, offering excellent flexibility for extended family or guests. With its practical layout, the basement also presents fantastic potential for a

future secondary suite (subject to City of Calgary approval), providing an attractive opportunity for mortgage assistance or rental income. Location is everything, and this home truly delivers. Ideally situated within walking distance to schools, playgrounds, parks, public transit, shopping, and a wide variety of everyday amenities. The property is conveniently located near the Green Dome Mosque and Green Dome Islamic School, approximately 3 minutes from the Martindale LRT Station, 7–8 minutes to YYC International Airport, and offers quick and easy access to Métis Trail, McKnight Boulevard, Stoney Trail, and Deerfoot Trail, making commuting anywhere in the city effortless. Combining modern upgrades, generous living space, exceptional functionality, and an unbeatable location, this move-in-ready home is a rare opportunity you won’t want to miss. Whether you’re searching for your forever family home or an excellent investment property with future income potential, this one checks all the boxes. Schedule your private viewing today and experience everything this remarkable home has to offer before it’s gone!