



GRASSROOTS
REALTY GROUP

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71 Martha's Meadow Close NE Calgary, Alberta

MLS # A2338652



\$779,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,379 sq.ft.	Age:	2013 (13 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to 71 Martha's Meadow Close NE—a spacious and upgraded 2-storey in Martindale offering over 2,379 sq.ft. RMS above grade plus a fully finished basement for a total of more than 3,250 sq.ft. of developed living space. The main floor features a bright open-concept layout with a generous family room, formal dining area, and a renovated kitchen complete with a convenient LIVING ROOM. A versatile office/bedroom and a 3-piece bath on the main level. Upstairs, you'll find four comfortable bedrooms including a large primary with a private 4-piece ensuite and walk-in closet, plus a spacious bonus room ideal for family movie nights or a home office complete with laundry. The illegal basement suite with separate side entrance includes two additional bedrooms, a full bath, kitchen, family room, and laundry—offering excellent flexibility for extended family or guests. Additional highlights include a lot size of 3,907 sq.ft. with 36 ft. frontage, double attached garage, landscaped yard, and gas fireplace. Located on a quiet street close to schools, parks, shopping, transit, and major roadways, this home offers comfort and convenience for any family. Don't miss your chance to own this rare Martindale property.