



GRASSROOTS
REALTY GROUP

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48 Martha's Haven Green NE
Calgary, Alberta

MLS # A2226414



\$619,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,363 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting		

Inclusions: Basement: Stove, Range Hood, Refrigerator,

OPEN HOUSE Sunday June 22nd from 12-3pm ** 1 Bed Basement Suite(illegal) ** | Backing onto Walking Path | No Neighbours Behind | Beautiful Outdoor Living Space | Sun Room | Gorgeous Family Home | Totaling 4 Bedrooms | 2.5 Baths | Pantry | Breakfast Bar | Barstool Seating Area | Open Floor Plan | Recessed Lighting | Large Windows | Incredible Natural Light | Gas Fireplace | Main Level Laundry | 3 Upper Level Bedrooms | Basement Separate Entry | Great Basement Floor Plan | Rec Room | Kitchen | Bedroom & 4pc Bath | Basement Laundry | Incredible Backyard | Front Attached Double Garage & Driveway | Minutes from CBE Crossing Park School. Welcome home to 48 Martha's Haven Green NE; a beautiful 2-storey family home boasting 1,365 SqFt on the main and upper levels including a sun room for year round enjoyment. Open the front door to a foyer with views into the open floor plan living space full of natural light. The kitchen is outfitted with ample cupboard storage, stainless steel appliances, laminate countertops and a breakfast bar with barstool seating. The dining room is ready for your large dinner table to fit your whole family. The living room is has a gas fireplace and large window that compliment both style and comfort in this space. The sliding glass doors off the dining room leads to the sun room/covered deck which you can enjoy year round! The main level is complete with a 2pc bath and a laundry room with cupboard storage above the front loading washer/dryer set. Upstairs holds 3 bedrooms and a full bath. The primary bed is partnered with his & her closets. Bedrooms 2 & 3 are mirrored images of each other with great closet space. These bedrooms share the 4pc bath with a tub/shower combo and single vanity with storage. Downstairs, the 1 bedroom basement suite(illegal) has a separate entry and its own

laundry making it an independent living space. The basement has a great floor plan with a large rec room that allows for both living and dining. The basement kitchen has white appliances, laminate countertops and cupboard storage above & below. The basement bedroom is a great size and the basement bath is a 4pc that also holds the stacked laundry! Outside this home is a stunning backyard with no neighbours behind! The large wooden deck is the perfect space for outdoor dining in the warm Calgary sun! Your back fence leads onto the Martha's Close Playground and walking paths giving your family a feeling of an extended backyard. The front attached garage and driveway allow for 4 vehicles to be parked at any time plus street parking is available too. Hurry and book a showing at this incredible family home today!