

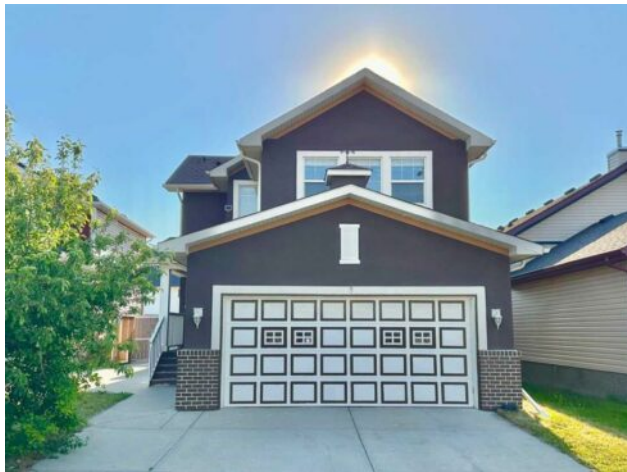


GRASSROOTS
REALTY GROUP

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8 Martha's Meadow Place NE
Calgary, Alberta

MLS # A2229319



\$680,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,412 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

| 4 BEDS | 3 BATHS | SEPARATE ENTRANCE | SUITED | DOUBLE ATTACHED GARAGE | Welcome to this 2-storey home in the community of Martindale! This 4-bedroom, 3-bathroom home offers a functional and open layout designed for comfort and versatility. The main level features an open living area that flows into the kitchen, complete with stainless steel appliances, extended cabinetry, granite countertops, and a matching island. A well-appointed dining area sits nearby, providing the perfect spot for meals and gatherings. From here, step into the sunroom, surrounded by windows, offering a bright and inviting space with easy access to the backyard. A convenient 3-piece bathroom completes this level. Upstairs, you'll find three good-sized bedrooms, along with a 4-piece bathroom. There is a large bonus room with bright windows that offers a versatile space that can be used as an entertainment area, home office, or library. Downstairs, the fully developed basement offers even more living space, including an additional bedroom, a 4-piece bathroom, and a separate kitchen. The basement also has its own separate entrance for added privacy. With a double attached front garage and a concrete pad in the backyard, there's plenty of parking space, including room for an RV. Located near schools, parks, shopping, and more—schedule your showing today!