



**GRASSROOTS**  
REALTY GROUP

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**39 Martha's Meadow Close NE  
Calgary, Alberta**

**MLS # A2229889**



**\$619,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Covered, Double Garage Attached, Driveway, Garage Door		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Irregular Lot		

<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>	Separate/Exterior Entry, Finished, Full, Suite	<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>	Bar, Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

Modern Living, Prime Corner Lot, Limitless Potential &mdash; Your Dream Home & Smart Investment Awaits! Discover the perfect blend of style, space, and location with this stunning corner-lot home designed for today's modern lifestyle &mdash; and great potential for future land appreciation. From the moment you arrive, be impressed by striking curb appeal and the confidence of a brand-new Owens Corning® rubber roof backed by the Platinum Protection Warranty, including comprehensive material coverage and a Lifetime Workmanship Guarantee. This home is a rare find for car lovers, hobbyists, large families, and entertainers &mdash; with parking for over 10 vehicles, you'll never worry about space for guests or projects. Step inside to a bright, open interior flooded with natural light and anchored by a spectacular artistic modern chandelier above the stairs &mdash; a stylish centerpiece that elevates the space. The open-concept floor plan flows seamlessly into a chef-inspired kitchen, boasting a luxurious quartz waterfall countertop that doubles as a sleek bar &mdash; perfect for casual meals, entertaining friends, or relaxing with a morning coffee. Upstairs, the second floor features a modern, newer 5-piece bathroom surrounded by three spacious bedrooms, each with large windows that fill the rooms with natural light and offer tranquil, unobstructed views. Unlock incredible versatility with a separate entrance to a fully finished (illegal) basement suite, offering outstanding rental income potential, multi-generational living options, or a private office &mdash; with future legalization possible pending City approval. The large main-floor family room, currently used as an extra bedroom with its own private entrance, adapts easily to your changing needs. Enjoy your own private backyard oasis, featuring a year-round hot tub and a customizable deck &mdash; ideal

for flower beds, container gardens, or a peaceful outdoor retreat. Embrace the unbeatable convenience of being minutes away from the Genesis Centre, Manmeet Singh Bhullar School, playgrounds, Martindale Off-Leash Park, and over 20 vibrant dining choices. In addition, the nearby Martindale LRT station makes commuting effortless while you enjoy your tranquil sanctuary. Whether you're looking for a move-in-ready family home, a flexible income property, or a high-potential investment, this home delivers unmatched value and endless possibilities. Opportunities like this don't come often. Act now — schedule your private tour today and secure this opportunity to claim it yours!