



GRASSROOTS
REALTY GROUP

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68 Martha's Haven Gardens NE Calgary, Alberta

MLS # A2230398



\$699,999

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Martindale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,342 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Pie Shaped Lot | | |

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|--------------------|------------------------------------|-------------------|-------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | R-C1N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Pantry, Storage, Walk-In Closet(s) | | |

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|--------------------|------|
| Inclusions: | None |
|--------------------|------|

Welcome to this beautifully maintained two-story home, perfectly situated in a quiet cul-de-sac and directly facing a serene playground—an ideal setting for families! This home boasts a prime location, just: 5 minutes' walk to Crossing Park School 3 minutes' walk to the C-Train LRT station Step inside to a warm and inviting family room with a cozy fireplace, perfect for relaxing evenings. The spacious kitchen features a functional island, elegant white cabinetry, and a bright bay window in the dining area that fills the space with natural light. Beautiful oak railings add timeless charm throughout. Enjoy outdoor living on a large pie-shaped lot with a deck and patio, ideal for entertaining and relaxing in the southwest-facing backyard—fully fenced and landscaped for privacy and comfort. Additional features include: A fully insulated double attached garage A legally developed 1-bedroom basement suite, ideal for rental income or extended family use This move-in ready home combines comfort, functionality, and unbeatable convenience—don't miss your opportunity to own in this sought-after location!