



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 4 Martha's Meadow Place NE Calgary, Alberta

**MLS # A2238279**



# \$639,900

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	989 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Vacuum system plus powerhead, Storage shed

\*\*\*Nicely located Martindale BI-LEVEL with EXTENSIVE RENOS/UPGRADES!!\*\*\*This beautiful home is FULLY developed top-to-bottom and offers a total 1756 sqft of living space...FOUR nice-sized bedrooms...and TWO full bathrooms. A VERY convenient benefit is a front driveway and double ATTACHED garage! Where to start with the new renos? ALL completed since July 2024. Let's begin with the brand new furnace (all ducts professionally cleaned of course)...attached humidifier...plus new hot water tank. The entire interior has been painted...both up and down. New carpet throughout the lower level...just wait until you walk on it! New basement windows. New upstairs windows in kitchen and both bedrooms. New window coverings. New dishwasher. Newly installed step-in shower on main. Lower level offers a spacious recreation room, two bedrooms and 4 piece bathroom. The mechanical room also offers laundry, ample storage and vacuum system. Upstairs flooring is comprised of ceramic tile and beautiful engineered hardwood! ALL appliances are included. New front and back storm doors. The home has new vinyl siding...new shingles...and new eavestroughs/downspouts. Majority of fencing is new! Situated on a generous-sized corner lot with private west-facing rear deck (and firepit!)...plus a PAVED back alley. You'll enjoy wonderful summer bbqs/visits with family/friends...guaranteed!! Storage shed included. Schools, LRT and other amenities are conveniently nearby. Pride of ownership here! Don't miss it. Move in and enjoy!