



GRASSROOTS
REALTY GROUP

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42 Martha's Haven Haven NE
Calgary, Alberta

MLS # A2243584



\$532,500

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,237 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to this beautiful 3-bedroom home in the heart of Martha's Haven! This delightful property boasts a spacious living room and a bright kitchen with a generously sized breakfast nook, all equipped with stainless steel appliances (the Microwave Hood Fan will be replaced with a brand-new unit of the same model), perfect for both entertaining and everyday living. Sunlight streams through the windows, creating a warm and inviting atmosphere throughout. Upstairs, you'll find a bright primary bedroom along with two additional well-sized bedrooms, providing comfort and privacy for the entire family. The fully finished basement features a cozy family room and a versatile flex space with custom-built cabinetry, offering plenty of room for hobbies, entertainment, or relaxation. Step outside into the beautifully maintained backyard, a cheerful, sun-filled retreat with a generously sized deck, ideal for summer barbecues, evening gatherings, or simply unwinding in the fresh air. A new roof installed in 2021, offering both durability and peace of mind. Ideally located with easy access to Metis Trail and within walking distance of the L.R.T. station, this home is also close to parks, walking paths, schools, shopping centers, and a wealth of amenities. Everything you need is just moments away!