



GRASSROOTS
REALTY GROUP

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68 Martha's Haven Gardens NE Calgary, Alberta

MLS # A2243597



\$590,000

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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Vinyl Windows		

Inclusions: Basement: Refrigerator, Electric Stove, Hood Fan, Washer/Dryer.

Excellent location, features a fully insulated double attached garage. Located in a quiet cul-de-sac, offering a peaceful and family-friendly environment. 1 Bedroom legal suite. Separate side entrance and laundry. Situated directly across from a serene playground. Only a 5-minute walk to Crossing Park School. Just a 3-minute walk to Martindale LRT station. Large pie-shaped lot with plenty of outdoor space. Southwest-facing backyard for optimal sunlight. Bright kitchen with white cabinetry and a functional island.