



GRASSROOTS
REALTY GROUP

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266 Martha's Manor NE
Calgary, Alberta

MLS # A2245308



\$649,990

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,702 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Wired for Sound		

Inclusions: N/A

Welcome to this beautiful home in the heart of Martindale. Perfectly located on a quiet, family-friendly cul-de-sac and situated on a spacious pie-shaped lot, this charming two-storey home offers a blend of comfort, space, and functionality. As you step inside, you're greeted by a warm and inviting living room that's perfect for both relaxing and entertaining. The updated kitchen features granite countertops, upgraded cabinetry, stainless steel appliances, and a center island that serves as a great spot for gathering with family or preparing meals. The upper level includes three generously sized bedrooms, including a primary suite complete with a full ensuite bathroom and walk-in closet. A bright and spacious bonus room with hardwood flooring adds extra flexibility for a lounge area, home office, or playroom. The fully finished basement provides even more living space with a large recreation room, an additional bedroom or office, and a beautifully tiled three-piece bathroom. Outside, the fully fenced and landscaped backyard offers alley access and a large deck, making it ideal for outdoor entertaining. The location is exceptionally convenient, with nearby access to public transit, LRT stations, shopping, schools, the Genesis Centre, and YYC Airport, all within a short distance. This home combines thoughtful design, ample living space, and a fantastic location—truly a must-see to be appreciated.