



GRASSROOTS
REALTY GROUP

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149, 7707 Martha's Haven Park NE
Calgary, Alberta

MLS # A2249688



\$449,999

Division:	Martindale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,395 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, No Neighbours Behind		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 434
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Kitchen Island, Storage, Vinyl Windows		

Inclusions: n/a

Welcome to The Vineyards—a beautifully maintained, peaceful townhouse community tucked away in the heart of Calgary's northeast. Known for its quiet atmosphere, scenic green spaces, and pride of ownership throughout, this is the kind of place where neighbours say hello and everything you need is just minutes away. With easy access to schools, shopping, parks, transit, and the airport, The Vineyards offers a truly connected lifestyle in a setting that feels like home. This well-kept 2-storey townhouse with a double attached garage offers space, comfort, and stylish updates. You'll love the luxury vinyl plank flooring on all three levels, the fresh paint throughout, and the warm, welcoming main floor that features a cozy gas fireplace—perfect for relaxing with family or hosting friends. The open-concept dining and kitchen area flows seamlessly to a private outdoor patio, giving you a great mix of indoor and outdoor living. On the second level, you'll find three bright and spacious bedrooms with two full washrooms. A huge master bedroom includes a walk-in closet and an ensuite bathroom. Two additional bedrooms with generous closet space and a full 4 piece bathroom completes the upper level. The bright and spacious basement consists of a generous sized fourth bedroom and a well-lit living area. The space is ideal for a potential in-law suite, home office setup, and much more. With four total bedrooms, smart design, and durable modern finishes, this home is a perfect fit for families, first-time buyers, or anyone looking for room to grow. Add in the peaceful charm of The Vineyards and the unbeatable access to major routes like Stoney Trail and McKnight Boulevard, and you've got a home you'll be proud to own. Come see what life at The Vineyards is all about—book your private showing today!

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