



GRASSROOTS
REALTY GROUP

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42 Martha's Haven Manor NE
Calgary, Alberta

MLS # A2254799



\$498,000

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:	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	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: None

Welcome to your dream home in the heart of Martha's Haven! This stunning 3-bedroom gem offers the perfect blend of comfort and style, featuring a spacious living room and a bright, modern kitchen with stainless steel appliances. A generous breakfast nook ideal for both entertaining and everyday living. Bathed in natural sunlight, the home exudes warmth and charm throughout. Upstairs, the airy primary bedroom and two additional well-sized bedrooms provide ample space and privacy for the whole family. The fully finished basement, complete with a cozy family room and versatile flex space with custom-built cabinetry, is perfect for hobbies, relaxation, or entertainment. Step outside to a beautifully maintained, sun-soaked backyard with a spacious deck, perfect for summer barbecues or quiet evenings under the stars. With a new roof installed in 2021, this home offers peace of mind and lasting durability. Conveniently located near Metis Trail, within walking distance to the L.R.T. station, and close to parks, schools, shopping, and amenities, this property places everything you need at your fingertips. Extremely well maintained house. Don't miss the chance to make this charming Martha's Haven retreat your forever home!