



**GRASSROOTS**  
REALTY GROUP

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## 4 Martha's Meadow Place NE Calgary, Alberta

**MLS # A2263698**



# \$549,900

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	989 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Vacuum system plus powerhead, Storage shed

\*\*\*Just move in...SUPER CLEAN home in very good Martindale location...with many, many UPGRADES!\*\*\* This beautiful home is FULLY developed top-to bottom with 1756 sqft. of living space. FOUR good-sized bedrooms...and TWO full bathrooms. The list of recent upgrades is LONG! There is a new furnace (all ducts professionally cleaned of course)...attached humidifier plus new hot water tank. The entire interior has been freshly painted both upstairs and down...with new carpet installed throughout the lower level (didn't even need it!) There is a BONUS area in the basement...perfect spot for a den/office...or a lower kitchen area. New upstairs windows in both bedrooms...and kitchen. New window coverings and built-in dishwasher. Newly installed step-in shower on main. The lower level is spacious...with a recreation room, two bedrooms, a 4 piece bathroom...and the aforementioned bonus area! The mechanical room also offers laundry, ample storage and vacuum system plus powerhead. Upstairs flooring is comprised of ceramic tile and beautiful engineered hardwood! ALL appliances included. There are newly installed storm doors front and back. This home has new siding...new shingles...and new eavestroughs/downspouts. Majority of fencing is new! The list goes on...situated on a good-sized lot with private west-facing rear deck (and firepit!)...plus a PAVED back alley. Storage shed included. Schools, LRT and other amenities are conveniently nearby. Pride of ownership is here! Call your favorite Realtor to come take a look. FANTASTIC VALUE!!