



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**28 Martha's Meadow Place NE  
Calgary, Alberta**

**MLS # A2268817**



**\$599,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** None

This affordable two-story home offers comfort and convenience with 3 bedrooms, 2.5 bathrooms, and a front double attached garage. Perfectly located close to schools, playgrounds, transit service, and major highways. The main floor welcomes you with a cozy living room featuring a fireplace—perfect for relaxing during the winter months. The modern kitchen is equipped with stainless steel appliances. It adjoins a bright dining area, where patio doors open onto a large deck overlooking the backyard—ideal for family gatherings and summer barbecues. Upstairs, the spacious primary bedroom includes a 4-piece ensuite bathroom. Two additional good-sized bedrooms and another 4-piece bathroom complete the upper level. Convenient upstairs laundry adds to the practicality of this home. The House Newly painted, New washer and dryer, New Water Tank . Don't miss this opportunity! Be the first to view this property—call your favorite realtor today to book a showing.