



GRASSROOTS
REALTY GROUP

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21 Martha's Green NE
Calgary, Alberta

MLS # A2269313



\$745,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,802 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Asphalt, Double Garage Attached, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Dry Bar, Granite Counters, Kitchen Island, Tankless Hot Water		

Inclusions: N/A

Welcome to your completely renovated dream home at 21 Martha's Green NE! This beautiful two-story residence has been meticulously upgraded inside and out, with over \$200,000 invested in premium renovations and upgrades. This offers a truly maintenance-free, luxury lifestyle with nothing left to do but move in. Boasting 3 spacious bedrooms and 3.5 renovated bathrooms, this home provides ample space for a growing family. Luxury Interior The heart of the home is the stunning, fully remodeled kitchen, designed for both beauty and function, featuring: Premium Bosch appliances, including a high-end hood fan and dishwasher. A stylish dry bar equipped with a dedicated beverage fridge, perfect for entertaining. All upper-level bathrooms and the main-floor powder room have been tastefully renovated. Premium Comfort & Efficiency Experience ultimate year-round comfort with these high-end mechanical and convenience features: Heated main floor for cozy winters. Central Air Conditioning (AC) for cool summers. Newer high-efficiency furnace (2023). Tankless Hot Water Tank and Water softener. House has two heated double garages—perfect for hobbyists, car enthusiasts, or extra storage. A large second-floor patio, ideal for private outdoor relaxation. Three exterior gas lines for seamless BBQ, patio heater, or fire pit hookups. Prime Location! The property boasts an outstanding location, offering incredible convenience with quick access to the Calgary International Airport (YYC). Ideally situated near schools, grocery stores, and the Peter Lougheed Centre hospital. This property sets a new standard for turnkey luxury living in a highly desirable, well-connected community. Don't miss this opportunity to call it home! Book your private viewing today.

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