



GRASSROOTS
REALTY GROUP

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**92 Martha's Haven Gardens NE
Calgary, Alberta**

MLS # A2271366



\$549,900

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,469 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Pantry, Quartz Counters, Separate Entrance		

Inclusions: none

Welcome to a fully renovated 4 level split in the heart of Martindale. This ONE BEDROOM UP home is perfect for a family with older kids. There are 2 large bedrooms in the basement! Lots of independent space throughout the home. This well located property is situated across from a park/playground. The upper level has a very large primary bedroom with a walk in closet. A 5 piece ensuite awaits the new buyers! There is 1 additional bedroom on this level. The kitchen has been updated with quartz counter tops, new cabinets and SS appliances. There is also a large pantry. The dining room is off the kitchen and can accommodate large gatherings. There is a side entrance to come or to access the backyard. The lower level is a walkout at grade and you enter into a large family room with a gas fireplace. There is a bedroom on this level along with a 4 piece bathroom. There is also an entrance to the backyard of which has a fire pit and has a covered area underneath the upper balcony. The home is walking distance to the C-train station in the Community and there is an elementary school steps from this home. Quick access onto McKnight and Metis Trail.