



GRASSROOTS
REALTY GROUP

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**82 Martha's Meadow Close NE
Calgary, Alberta**

MLS # A2281024



\$699,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	2003 (23 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Faces Front, Gate		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Interior Lot, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: Basement: Stove, Refrigerator, Range Hood, Washer, Dryer

Gorgeous Family Home | 2,010 SqFt Main & Upper Levels | 796 SqFt 2 Bedroom Basement Suite(illegal) | Great Living Space | Open Floor Plan | Large Windows | Kitchen Island with Raised Breakfast Bar | Gas Fireplace | Main Level Laundry Room | 4 Upper Level Bedrooms & 2 Full Bathrooms | Separate Entry to Basement | 2 Bedrooms | Great Open Concept Living | Basement Laundry | Fully Fenced Backyard | No Neighbours Behind | Backing to Greenspace | Front Attached Double Garage | Rear Parking Pad | Alley Access | 5 Minute Walk to Manmeet Singh Bullar School | Incredible Location. Welcome home to this spacious 2-storey family home boasting 2,807 SqFt of developed living space throughout the main, upper and basement levels. The front door opens to a tiled foyer with views into the main level with both an open and functional floor plan. The front living room has half walls which adds both character and a vastness to the space. The open concept kitchen, dining and family room makes this the perfect home to entertain. The kitchen is outfitted with laminate countertops, white appliances, a corner pantry, ample cabinet storage and a raised breakfast bar with barstool seating space. The dining and living rooms are full of natural light. The dining room has a door that leads to the expansive deck where you can enjoy BBQs and outdoor dining in the warm summer months! The living room is centred with a gas fireplace adding comfort to the space. The main level is complete with a laundry room & 2pc bath. Upstairs holds 4 bedrooms and 2 bathrooms. The primary bedroom has a walk-through closet with built-ins that leads to the 4pc ensuite bath. The ensuite has a deep soaking tub, walk-in shower, extended single vanity and a private washing closet. Bedrooms 2, 3 & 4 are all a great size and share the main 4pc bath with a tub/shower combo.

Downstairs, the 2 bedroom basement suite(illegal) has a separate entry and its own laundry making it a completely independent level. The floor plan is well laid out with an open kitchen and rec room supplying a great dining and living space. The 2 bedrooms on this level are a good size and share the 4pc bath. This level holds the utility room and additional storage. Outside, the fully fenced backyard has both the deck and lawn space! The concrete parking pad with alley access is a bonus to parking at your home! On the other side of the alley is the Marta Way Field giving you the feel of an extended backyard. The location here is unmatched; a 5 minute walk to Manmeet Singh Bullar School, all shopping and amenities! Hurry and book a showing at this incredible family home today!