



201, 7707 Martha's Haven Park NE
Calgary, Alberta

MLS # A2287312



\$414,900

Division:	Martindale		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,171 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees		

Heating:	Mid Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 373
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to a beautiful bungalow nestled in the sought-after "The Vineyards" community. This property boasts a bright, open layout that flows seamlessly toward a private view of the local greenspace. The main floor includes a kitchen complete with island, a flexible den space alongside a primary suite featuring a walk-in closet and a spacious ensuite. Downstairs, the expertly finished lower level provides an expansive family area, an abundance of storage and a large second bedroom, making it a perfect haven for guests. Beyond the interior, the location is unbeatable for those on the move, sitting just minutes from the Calgary International Airport. This is a true gem that offers both quiet residential living and world-class accessibility for anyone who travels extensively.