



79 Martha's Haven Place NE
Calgary, Alberta

MLS # A2295536



\$529,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,338 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Basement appliances : Electric Stove, Range Hood, Refrigerator

Experience the perfect blend of elegance and functionality in this meticulously kept, owner-occupied two-story home located in the highly sought-after community of Martindale. You are greeted by a charming front porch that leads into a grand foyer, where soaring open-to-above ceilings and dual-aspect windows flood the living area with an abundance of natural light. The main level continues to impress with a massive dining room and a well-appointed corner kitchen featuring a walk-in pantry and extensive counter space, all complemented by a convenient 2-piece bath. Upstairs, the primary suite offers a private sanctuary with a walk-in closet and a 4-piece Jack-and-Jill bathroom that provides seamless access to two additional generously sized bedrooms. The fully finished basement serves as a versatile living space with its own separate entrance, featuring a bedroom, a 3-piece bath, a secondary kitchen, and a cozy flex room centered around a warm fireplace, with a dedicated laundry area completing the level. Outside, the property boasts a double car garage and a low-maintenance backyard designed for easy living. This unbeatable location puts you within a 10-minute walk to the LRT, steps from major bus routes, and a short drive to Peter Lougheed Hospital, while top-rated schools like Crossing Park, Nelson Mandela High, and Gobind Sarvar, along with local grocery stores and places of worship, are all just moments away.