



**28 Martha's Meadow Place NE
Calgary, Alberta**

MLS # A2305263



\$545,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

This affordable two-story home offers comfort and convenience with 3 bedrooms, 2.5 bathrooms, and a front double attached garage. Perfectly located close to schools, playgrounds, transit service, and major highways. The main floor welcomes you with a cozy living room featuring a fireplace—perfect for relaxing during the winter months. The modern kitchen is equipped with stainless steel appliances. It adjoins a bright dining area, where patio doors open onto a large deck overlooking the backyard—ideal for family gatherings and summer barbecues. Upstairs, the spacious primary bedroom includes a 4-piece ensuite bathroom. Two additional good-sized bedrooms and another 4-piece bathroom complete the upper level. Convenient upstairs laundry adds to the practicality of this home. The House Newly painted, New washer and dryer, New Water Tank . Don't miss this opportunity! Be the first to view this property—call your favorite realtor today to book a showing.