



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

MLS # A2143493



\$839,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,315 sq.ft.	Age:	2003 (21 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows		

Inclusions: Basement: Stove, Range Hood, Refrigerator

No Neighbors Behind | Backing onto Park & Greenspace | 2315 SqFt Main & Upper Levels | 1010 SqFt 2 Bedroom Basement Suite(Illegal) | Expansive Living Space | Open to Below Ceilings | Open Floor Plan | Main Level Office | Chef's Kitchen | Granite Countertops | Stainless Steel Appliances | Pantry | Large Kitchen Island | Pot Lighting | Large Windows | Ample Natural Light | Main Level Laundry | Upper Level Family Room | 4-Bedrooms Upstairs | Separate Rear Entry to Basement | Low Maintenance Landscape Backyard | Fully Fenced | Deck | Front Attached Double Garage & Driveway. Welcome to this beautiful 2-storey family home boasting 2315 SqFt throughout the main and upper levels with an additional 1010 SqFt in the basement suite(illegal). The front door opens to a foyer with closet storage, open to below ceilings and views into the living and dining rooms. The front living room is framed with large windows allowing for plenty of natural light to fill the space. The formal dining room is a great space for holiday dinners. The main level office is a great addition to the home if you have a work-from-home lifestyle. The kitchen, family and breakfast nook are all open to each other making it a great space to entertain family and friends. The chef's kitchen is outfitted with stainless steel appliances, granite countertops, ample cabinet storage, a corner pantry and a large centre island with barstool seating. The breakfast nook overlooks the backyard and has a door that leads to the deck making indoor/outdoor living easy! The living room is accented with a corner gas fireplace adding to the comfort. The main level is complete with a 2pc bathroom and laundry. Upstairs holds 4 bedrooms, 2 bathrooms and a family room. The primary bedroom is expansive with a walk-in closet and 4pc ensuite bathroom. The ensuite has a deep soaking tub, walk-in shower and

extended vanity. Bedrooms 2, 3 & 4 are all a great size, these share the main 4pc bathroom with a tub/shower combo. The upper family room is an added bonus as its a great space to unwind in the evenings. Downstairs, the 2 bedroom basement suite(illegal) has a separate rear entry. The basement opens up to a rec room with plenty space for living and dining. The kitchen is outfitted with stainless steel appliances, laminate countertops, full height cabinets and trendy backsplash. The two bedrooms on this level are both a great size and share the 4pc bathroom with a tub/shower combo. Outside is a large backyard with low maintenance landscaping and a large deck for outdoor dining. The home has alley access and just on the other side of the alley is a greenspace with a walking path great for kids to enjoy in the summer months! The front attached garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too. Hurry and book a showing at this beautiful home today!