



**56 Martha's Haven Green NE
Calgary, Alberta**

MLS # A2148803



\$689,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,897 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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)		

Inclusions: N/A

OPEN HOUSE SAT JUL 20 1-3PM | Welcome to this stunning family home in the highly sought-after community of Martindale! Situated on a quiet cul-de-sac and backing onto green space and a park, this beautifully maintained property offers ultimate privacy with no neighbours behind. The main floor features an open floor plan with hardwood floors, a 2-piece bath, and a mudroom with access to a spacious garage. The gourmet kitchen boasts granite countertops and newer stainless steel appliances. The living room is designed for comfort and entertainment, featuring built-in cabinetry and an in-built surround sound system for a home theatre experience. French doors open to a large deck and a bright, sunny yard—perfect for watching your kids play in the backyard and nearby playground. Upstairs, you'll find a sun-filled family room, two large bedrooms, and a luxurious primary bedroom with French doors opening to a private balcony. The primary bedroom includes a spa-like 4-piece ensuite and a walk-in closet. An additional 4-piece bathroom completes the upper floor. The fully finished basement offers an illegal suite with a separate entrance, including one bedroom, one bathroom, and a living area—ideal for extended family or rental potential. This home is conveniently located within walking distance to transit and the Martindale LRT station. Nearby schools include Nelson Mandela High School, Crossing Park School, Al-Madinah Islamic School, and Gobind Sarvar School. The Genesis Recreational Centre, Sanjha Punjab, FreshCo, banks, and numerous grocery stores and amenities are also close by. Don't miss the chance to own this incredible home in Martindale—book your showing today!