



**58 Martha's Haven Place NE  
Calgary, Alberta**

**MLS # A2157851**



**\$669,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,707 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

Welcome to this stunning and well-kept 4-bedrooms, 4-bathrooms home, double detached garage, and very near to Martindale LRT and bus station perfect for families looking for space and comfort. Recently updated with fresh paint and polished hardwood floors, this home is ready for you to move in and enjoy. The main floor boasts a large, bright living area with fireplace and a sizable window that allows plenty of natural light to pour in. The open-concept design seamlessly connects the living room to a generous dining area, which provides direct access to the backyard, perfect for entertaining or relaxing outdoors. The bright kitchen features a central island, ideal for meal prep and gatherings. The main floor also includes a convenient laundry room and a 2-piece bath. Upstairs, you'll find three spacious bedrooms, including a luxurious master suite with a 5-piece ensuite bathroom. An additional full bathroom on this level ensures comfort for the whole family. The developed basement with an illegal suite with its own separate entrance (awaiting side entrance permit), offering potential rental income or space for extended family. It includes a large open living, kitchen and dining area, a den, and a bedroom with an ensuite bathroom. There's also a separate laundry for the basement's convenience. With ample space, modern updates, and a flexible layout, this home is a fantastic opportunity. There's also a fireplace in the basement, though it is currently disconnected. It's move-in ready and waiting for you to make it your own!