



**357 Martha's Manor NE
Calgary, Alberta**

MLS # A2180463

\$797,000



Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,091 sq.ft.	Age:	2003 (21 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, No Neighbours Behind,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Welcome to 357 Marthas Manor, a home that truly has it all. The main floor offers a welcoming foyer, a cozy living room, a formal dining area, and a spacious family room with fireplace.. The kitchen features an island and a bright breakfast nook, with doors leading to a low-maintenance backyard and deck. There’s also a versatile office space that can double as a bedroom, along with a full bathroom on this level. Upstairs, you’ll find four generously sized bedrooms, including a primary suite with an ensuite bath, plus an additional full bathroom for the family. The lower level is illegally suited with a separate entrance, making it perfect for extended family or rental potential. It features a living room, two bedrooms, a full bathroom, and its own laundry facilities. The property also includes a double attached garage and is conveniently located within walking distance to schools, playgrounds, the LRT, and the YMCA. This home is a must-see—don’t miss out!