



**GRASSROOTS**  
REALTY GROUP

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## 8 Martha's Meadow Place NE Calgary, Alberta

**MLS # A2191294**



# \$700,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Martindale   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,412 sq.ft.   | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                                    |                   |      |

**Inclusions:** N/A

| 4 BEDS | 3 BATHS | SUITED | DOUBLE ATTACHED GARAGE | Welcome to this 2-storey home in the community of Martindale! This 4-bedroom, 3-bathroom home offers a functional and open layout designed for comfort and versatility. The main level features an open living area that flows into the kitchen, complete with stainless steel appliances, extended cabinetry, granite countertops, and a matching island. A well-appointed dining area sits nearby, providing the perfect spot for meals and gatherings. From here, step into the sunroom, surrounded by windows, offering a bright and inviting space with easy access to the backyard. A convenient 3-piece bathroom completes this level. Upstairs, you'll find three good-sized bedrooms, along with a 4-piece bathroom. There is a large bonus room with bright windows that offers a versatile space that can be used as an entertainment area, home office, or library. Downstairs, the fully developed basement offers even more living space, including an additional bedroom, a 4-piece bathroom, and a separate kitchen. The basement also has its own separate entrance for added privacy. With a double attached front garage and a concrete pad in the backyard, there's plenty of parking space, including room for an RV. Located near schools, parks, shopping, and more—schedule your showing today!