



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

MLS # A2196746



\$739,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,829 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Garden, Irregular Lot, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	NONE		

This is your chance to own a stunning two-story home with a front-attached garage! Built in 2013, it features brand-New stucco and roof (2024) and is located in the vibrant community of Martindale NE. The main floor boasts a spacious foyer, open-concept layout, granite countertops, newer stainless-steel appliances, and a cozy living room with a fireplace. Upstairs, you'll find three bedrooms, including a bright master with private access to a 4-piece bath, plus a huge bonus room—perfect for a growing family. The newly built (2024) illegal basement suite includes a modern kitchen, 4-piece bath, private laundry, and a separate entrance. This home sits on a large pie-shaped lot with a double-attached garage and easy access to schools, parks, shopping, and amenities. Homes like this don't last long. Entry to illegal basement suite is from garage separate side door. Book a showing with your realtor.