

**61 Martha's Meadow Place NE
Calgary, Alberta**

MLS # A2204484



\$669,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Martindale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,770 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, See Remarks | | |

| | | | |
|--------------------|-----------------------------------|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Other, Shingle Siding, Wood Frame | Zoning: | R-C1N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Fridge in the basement.

Welcome to your dream home nestled in the great community of Martindale in Northeast Calgary. This exceptional property offers 2377 sqft of living space!! With double attached garage and fully finished basement. This charming four-bedroom, four- bathroom two-story house has been totally renovated, new flooring, brand-new stainless-steel appliances new countertops in all bathrooms, new paint and new deck. This property is perfectly situated on a Cul de sac beside a green space and a playground perfectly secured for kids to play. As soon as you walk-in to the main door you will be greeted by a nice size foyer area then a big open space for living room kitchen and dining area. Then you open the patio door to a brand-new deck all along the back of the house, perfect space for entertainment in the summer. As you step down to the mudroom area you will find two closet spaces and a two-piece bathroom and laundry room. The basement as a separate entrance from and it is totally finished. From the main floor you take the beautifully railed stairs to the expansive bonus room with a cozy fireplace, perfect for entertainment on the other side of the second floor you find the three bedrooms the two bathrooms perfectly situated for a quite sleeping area. This unique property is Located near schools, parks, shopping, and minutes from the C-train station.