

68 Martha's Haven Gardens NE Calgary, Alberta

MLS # A2230398



\$699,999

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,342 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully maintained two-story home, perfectly situated in a quiet cul-de-sac and directly facing a serene playground—an ideal setting for families! This home boasts a prime location, just: 5 minutes' walk to Crossing Park School 3 minutes' walk to the C-Train LRT station Step inside to a warm and inviting family room with a cozy fireplace, perfect for relaxing evenings. The spacious kitchen features a functional island, elegant white cabinetry, and a bright bay window in the dining area that fills the space with natural light. Beautiful oak railings add timeless charm throughout. Enjoy outdoor living on a large pie-shaped lot with a deck and patio, ideal for entertaining and relaxing in the southwest-facing backyard—fully fenced and landscaped for privacy and comfort. Additional features include: A fully insulated double attached garage A legally developed 1-bedroom basement suite, ideal for rental income or extended family use This move-in ready home combines comfort, functionality, and unbeatable convenience—don't miss your opportunity to own in this sought-after location!