

# \$589,900 - 48 Martha's Haven Green Ne, Calgary

MLS® #A2263020

**\$589,900**

4 Bedroom, 3.00 Bathroom, 1,363 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

**\*\* LEGAL 1 Bed Basement Suite \*\*** | Backing onto Walking Path | No Neighbours Behind | Beautiful Outdoor Living Space | Sun Room | Gorgeous Family Home | Totaling 4 Bedrooms | 2.5 Baths | Pantry | Breakfast Bar | Barstool Seating Area | Open Floor Plan | Recessed Lighting | Large Windows | Incredible Natural Light | Gas Fireplace | Main Level Laundry | 3 Upper Level Bedrooms | Basement Separate Entry | Great Basement Floor Plan | Rec Room | Kitchen | Bedroom & 4pc Bath | Basement Laundry | Incredible Backyard | Front Attached Double Garage & Driveway | Minutes from CBE Crossing Park School. Welcome home to 48 Martha's Haven Green NE; a beautiful 2-storey family home boasting 1,365 SqFt on the main and upper levels including a sun room for year round enjoyment. Open the front door to a foyer with views into the open floor plan living space full of natural light. The kitchen is outfitted with ample cupboard storage, stainless steel appliances, laminate countertops and a breakfast bar with barstool seating. The dining room is ready for your large dinner table to fit your whole family. The living room is has a gas fireplace and large window that compliment both style and comfort in this space. The sliding glass doors off the dining room leads to the sun room/covered deck which you can enjoy year round! The main level is complete with a 2pc bath and a laundry room with cupboard storage above the front loading washer/dryer set. Upstairs holds 3 bedrooms



and a full bath. The primary bed is partnered with his & her closets. Bedrooms 2 & 3 are mirrored images of each other with great closet space. These bedrooms share the 4pc bath with a tub/shower combo and single vanity with storage. Downstairs, the LEGAL 1 bedroom basement suite has a separate entry and its own laundry making it an independent living space. The basement has a great floor plan with a large rec room that allows for both living and dining. The basement kitchen has white appliances, laminate countertops and cupboard storage above & below. The basement bedroom is a great size and the basement bath is a 4pc that also holds the stacked laundry! Outside this home is a stunning backyard with no neighbours behind! The large wooden deck is the perfect space for outdoor dining in the warm Calgary sun! Your back fence leads onto the Martha's Close Playground and walking paths giving your family a feeling of an extended backyard. The front attached garage and driveway allow for 4 vehicles to be parked at any time plus street parking is available too. Hurry and book a showing at this incredible family home today!

Built in 2000

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263020    |
| Price          | \$589,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,363       |
| Acres          | 0.09        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 48 Martha's Haven Green Ne |
| Community   | Martindale                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3J 3X6                    |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front, On Street |
| # of Garages   | 2                                                               |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                        |
| Cooling           | Central Air                                                                                                                       |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                               |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                             |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Rain Gutters                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Interior Lot, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                                                      |
| Foundation        | Poured Concrete                                                                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 2                 |

Zoning R-CG

Listing Details

Listing Office RE/MAX Crown

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