

**68 Martha's Haven Gardens NE  
Calgary, Alberta**

**MLS # A2275968**

**\$584,900**



<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, Pie Shaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		
<b>Inclusions:</b>	n/a		

Excellent location in a quiet cul-de-sac with a fully insulated double attached garage. Features a 1-bedroom legal suite with separate side entrance and laundry. Situated across from a playground, just 5 minutes to Crossing Park School and 3 minutes to Martindale LRT. Large pie-shaped lot with a southwest-facing backyard. Bright kitchen with white cabinetry and a functional island.