

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

**MLS # A2288479**



**\$640,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,813 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Vinyl Siding	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** NONE

Welcome to this extensively renovated beautiful 2 Storey house with DOUBLE ATTACHED GARAGE located in a fully developed, convenient and amenity rich community of MARTINDALE. This fully upgraded home boasts GOOD SIZE foyer, New flooring throughout, NEWLY RENOVATED Kitchen with ample cabinetry, 2 BEDROOMS fully finished basement, stainless steel appliance package and new lighting fixtures including . Main floor features a high ceiling DINING AREA, main floor laundry facilities, formal dining and a captivating open plan kitchen with stainless steel appliances and a tiered deck in a fully fenced backyard for year round entertainment. Upper floor offers 5 bedrooms, 2 full bathrooms with a Master Ensuite and a full family bathroom completes this level. Basement is fully developed with a huge recreational room, a good sized 2 bedroom and a full bathroom WITH SEPARATE ENTRANCE completes this level. To top it all off, this RECENTLY upgraded home is located within a close proximity to all the amenities. To do this home justice, please kindly book your private viewing today as it won't last for too long!