

39 Martha's Meadow Close NE
Calgary, Alberta

MLS # A2229889



\$619,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,368 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Covered, Double Garage Attached, Driveway, Garage Door		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Modern Living, Prime Corner Lot, Limitless Potential — Your Dream Home & Smart Investment Awaits! Discover the perfect blend of style, space, and location with this stunning corner-lot home designed for today's modern lifestyle — and great potential for future land appreciation. From the moment you arrive, be impressed by striking curb appeal and the confidence of a brand-new Owens Corning® rubber roof backed by the Platinum Protection Warranty, including comprehensive material coverage and a Lifetime Workmanship Guarantee. This home is a rare find for car lovers, hobbyists, large families, and entertainers — with parking for over 10 vehicles, you'll never worry about space for guests or projects. Step inside to a bright, open interior flooded with natural light and anchored by a spectacular artistic modern chandelier above the stairs — a stylish centerpiece that elevates the space. The open-concept floor plan flows seamlessly into a chef-inspired kitchen, boasting a luxurious quartz waterfall countertop that doubles as a sleek bar — perfect for casual meals, entertaining friends, or relaxing with a morning coffee. Upstairs, the second floor features a modern, newer 5-piece bathroom surrounded by three spacious bedrooms, each with large windows that fill the rooms with natural light and offer tranquil, unobstructed views. Unlock incredible versatility with a separate entrance to a fully finished (illegal) basement suite, offering outstanding rental income potential, multi-generational living options, or a private office — with future legalization possible pending City approval. The large main-floor family room, currently used as an extra bedroom with its own private entrance, adapts easily to your changing needs. Enjoy your own private backyard oasis, featuring a year-round hot tub and a customizable deck — ideal

for flower beds, container gardens, or a peaceful outdoor retreat. Embrace the unbeatable convenience of being minutes away from the Genesis Centre, Manmeet Singh Bhullar School, playgrounds, Martindale Off-Leash Park, and over 20 vibrant dining choices. In addition, the nearby Martindale LRT station makes commuting effortless while you enjoy your tranquil sanctuary. Whether you're looking for a move-in-ready family home, a flexible income property, or a high-potential investment, this home delivers unmatched value and endless possibilities. Opportunities like this don't come often. Act now — schedule your private tour today and secure this opportunity to claim it yours!