



## 30 Martha's Haven Manor Calgary Alberta

\$599,900

Open House Saturday, March 29th 1:00-3:00pm. Martha's Haven Manor is calling your name! This charming 2-storey, 1,380 sq ft single-family home offers a perfect blend of comfort and functionality. Featuring 3 spacious bedrooms and 3 bathrooms this home has been lovingly maintained and cared for by the same family for over 20 years! Large windows throughout bring in tons of natural light and create bright and open spaces all through the home. The main floor boasts a cozy living room with a fireplace, a large kitchen with refreshed cabinets, stainless steel appliances and peninsula for added counter space. A spacious dining area just off the kitchen and a 2-piece powder room with a brand-new quartz countertop and convenient main floor laundry complete this level. On the upper level, there are 3 good sized bedrooms, a 4-piece bathroom with new tile surround in the bathtub. In the primary bedroom enjoy the large windows, its own 4-piece ensuite with a large vanity as well as a spacious walk-in closet! There are two more bedrooms on this level, one of which has a deep walk-in closet providing ample space for clothing and more. The unfinished basement comes with a rough-in for a bathroom and 2 windows, offering plenty of potential. Recent updates include fresh paint, new flooring (upper level 2023, main level and basement stairwell March 2025). New light fixtures and hardware throughout the main and upper levels and a new roof on the house, shed, and garage (October 2024), along with new eavestroughs (March 2025). Enjoy outdoor living with a welcoming covered front porch, large wooden deck (2023), and a garden shed for added outdoor storage. The oversized single detached garage comes with 220v wiring, insulated/sheeted walls and open attic space for extra storage while providing off-street parking. The property is partially fenced and backs onto a fantastic park an...

Primary Bedroom 12.67 Ft x 12.08 Ft

Bedroom 11.08 Ft x 10.92 Ft

Bedroom 8.92 Ft x 9.83 Ft

4pc Bathroom 11.58 Ft x 5.25 Ft

4pc Bathroom 10.33 Ft x 4.92 Ft

Living room 17.00 Ft x 13.42 Ft

Kitchen 9.42 Ft x 13.83 Ft

Dining room 12.50 Ft x 10.58 Ft

2pc Bathroom 5.33 Ft x 5.33 Ft

Foyer 6.42 Ft x 6.00 Ft

Laundry room 5.25 Ft x 5.75 Ft

Listing Presented By:



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See

**Mirror**

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