



# 42 Martha's Close Calgary Alberta

\$749,000

LEGAL SUITE | SEPARATE ENTRANCE | 5 BEDROOMS, BONUS ROOM & 3.5 BATHS | BACK ALLEY | 1930 SqFt Main & Upper Levels | 742 Sqft 2 Bedroom Basement | Double Attached Garage | Expansive living Space | Large Kitchen Island | Large Windows | Ample Natural Light | Fully Fenced | Deck | \*\*\*\*Location ,Location ,Location\*\*\*\*\* An Amazing 3+2 Bedroom + Bonus room , Front Garage Home in the beautiful community of Martindale! Enter into this open front foyer with an excellent floor plan. A very bright dining room with big window, an open living space with a wonderful gas fireplace to keep you warm on those chilly winter nights. The kitchen is perfect for all of your needs with Quartz countertops, a large island perfect for an eating area and a good size pantry and a 2 piece bathroom make this floor perfect for your every day needs! Upstairs find 3 bedrooms with the master including a beautiful 4 piece ensuite walkthrough to your walk-in closet! The two other bedrooms are a great size and another 4 piece bathroom, Laundry room and very bright front south facing bonus room completes the wonderful upper level. The LEGAL 2 bedrooms basement suite with separate entrance, kitchen, living room. Nearby parks, lots of green space, walking distance to Elementary, Junior high School, Martindale C-Train station. Genesis centre, Airport and lots of Shopping places make this property more attractive. Don't let this amazing opportunity go away, book your showing today! (id:6769)

Furnace 13.50 Ft x 8.92 Ft  
 Living room 11.58 Ft x 9.50 Ft  
 Bedroom 12.25 Ft x 8.92 Ft  
 Bedroom 10.92 Ft x 9.00 Ft  
 4pc Bathroom 6.67 Ft x 4.92 Ft  
 Kitchen 14.50 Ft x 9.83 Ft  
 Laundry room 5.08 Ft x 5.00 Ft  
 Dining room 11.92 Ft x 10.00 Ft  
 Living room 13.08 Ft x 12.83 Ft  
 Kitchen 13.33 Ft x 11.92 Ft

2pc Bathroom 7.00 Ft x 2.83 Ft  
 Other 10.25 Ft x 5.67 Ft  
 Foyer 8.67 Ft x 5.67 Ft  
 Bonus Room 17.92 Ft x 12.33 Ft  
 Laundry room 5.42 Ft x 3.17 Ft  
 Primary Bedroom 13.17 Ft x 10.83 Ft  
 Bedroom 12.08 Ft x 9.33 Ft  
 Bedroom 11.25 Ft x 10.58 Ft  
 4pc Bathroom 9.83 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca