

**357 Martha's Manor NE**  
**Calgary, Alberta**

**MLS # A2184266**



**\$789,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,091 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, No Neighbours Behind,		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

**OPEN HOUSE:** (SAT(21) + SUN(22) Dec) 12PM to 5PM. Welcome to 357 Marthas Manor, a home that truly has it all. The main floor offers a welcoming foyer, a cozy living room, a formal dining area, and a spacious family room with fireplace.. The kitchen features an island and a bright breakfast nook, with doors leading to a low-maintenance backyard and deck. There’s also a versatile office space that can double as a bedroom, along with a full bathroom on this level. Upstairs, you’ll find four generously sized bedrooms, including a primary suite with an ensuite bath, plus an additional full bathroom for the family. The lower level is illegally suited with a separate entrance, making it perfect for extended family or rental potential. It features a living room, two bedrooms, a full bathroom, and its own laundry facilities. The property also includes a double attached garage and is conveniently located within walking distance to schools, playgrounds, the LRT, and the YMCA. This home is a must-see&mdash;don’t miss out!