

**105 MARTHA'S HAVEN Green NE  
Calgary, Alberta****MLS # A2236296****\$649,995**

|                  |                               |               |                   |
|------------------|-------------------------------|---------------|-------------------|
| <b>Division:</b> | Martindale                    |               |                   |
| <b>Type:</b>     | Residential/House             |               |                   |
| <b>Style:</b>    | 2 Storey                      |               |                   |
| <b>Size:</b>     | 1,818 sq.ft.                  | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 4                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached        |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Garden |               |                   |

|                    |                                   |                   |         |
|--------------------|-----------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Cork                      | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -       |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Mixed                             | <b>Zoning:</b>    | T3J 3X5 |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Open Floorplan, Walk-In Closet(s) |                   |         |

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| <b>Inclusions:</b> | n/a |
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Welcome to 105 MARTHA'S HAVEN GREEN NE — a METICULOUSLY MAINTAINED and EXTENSIVELY UPGRADED family home, lovingly cared for by its ORIGINAL OWNERS since it was built in 1999. Located on a QUIET, FAMILY-FRIENDLY STREET in the heart of Martindale, this 4 BEDROOM, 3.5 BATHROOM home offers over 2,300 SQ FT of developed living space, thoughtfully enhanced over the years with both FUNCTION and COMFORT in mind. From the moment you arrive, you'll notice the attention to detail, starting with the ENCLOSED, HEATED FRONT PORCH, perfect for enjoying your morning coffee year-round or storing gear out of the elements. Step inside to discover a bright and OPEN MAIN FLOOR, updated with WIDE PLANK VINYL FLOORING (2025) and a flowing layout ideal for everyday living and entertaining. The kitchen features a NEW FRIDGE (2025), STOVE (2020), and a high-end MIELE DISHWASHER (2015), along with plenty of prep space and cabinetry. Upstairs, the SECOND FLOOR features BRAND NEW CARPET (2025) and a stunning, FULLY RENOVATED BATHROOM complete with NEW TILE, SINK, TUB & TOILET (2025). The spacious PRIMARY SUITE is your private retreat, offering a LUXURIOUS ENSUITE RENOVATED IN 2017 with a LARGE SOAKER TUB, GLASS SHOWER ENCLOSURE, CUSTOM TILEWORK, and BLUETOOTH MIRRORS for that extra touch of modern convenience. The FULLY DEVELOPED BASEMENT (completed in 2005 with permits) adds an additional bedroom, a 4TH BATHROOM with a FULL-SIZE TUB, and unique touches like a CONCRETE VANITY COUNTER, FLOATING CORK FLOORING, and QUAD AUDIO ROUGH-IN—ideal for a media room, gym, or guest suite. This home is move-in ready with NUMEROUS MAJOR SYSTEM

UPGRADES, including: NEW SHINGLES (2025) NEW FURNACE (2024) TRIPLE PANE LOW-E WINDOWS + NEW SLIDING PATIO DOOR (9 TOTAL) CENTRAL AIR CONDITIONING WATER SOFTENER & HUMIDIFIER The INSULATED & DRYWALLED GARAGE is ready for your future projects or EV charging, already PREPPED FOR 220V power. Out back, the SOUTH-FACING YARD is a gardener's dream — featuring a GREENHOUSE, METAL RAISED BEDS, and MATURE FRUIT TREES (apple, pear, plum, saskatoon). Enjoy sunny afternoons on the PRIVATE DECK or harvest your own produce in the fenced yard. Located just minutes to schools, parks, transit, shopping, and the Genesis Centre, this home offers unmatched value, space to grow, and peace of mind with all the big-ticket items already taken care of.