

# \$619,000 - 39 Martha's Meadow Close Ne, Calgary

MLS® #A2229889

**\$619,000**

5 Bedroom, 3.00 Bathroom, 1,368 sqft  
Residential on 0.08 Acres

Martindale, Calgary, Alberta

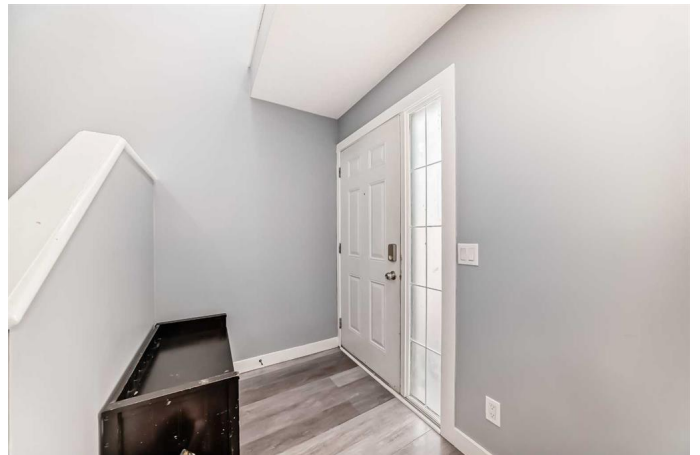
Modern Living, Prime Corner Lot, Limitless Potential â€” Your Dream Home & Smart Investment Awaits!

Discover the perfect blend of style, space, and location with this stunning corner-lot home designed for todayâ€™s modern lifestyle â€” 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 Corningâ„¢ 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 â€” with parking for over 10 vehicles, youâ€™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 â€” 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 â€” 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 â€” 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 â€” 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 youâ€™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 donâ€™t come often. Act now â€” schedule your private tour today and secure this opportunity to claim it yours!

Built in 2003

## **Essential Information**

MLS® #

A2229889

Price	\$619,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,368
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	39 Martha's Meadow Close Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4N7

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, On Street, Outside, Covered, See Remarks
# of Garages	2

### Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Barbecue, Garden, Private Entrance, Private Yard, Outdoor Grill
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Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	16
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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