



GRASSROOTS
REALTY GROUP

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148 Martha's Meadow Close NE
Calgary, Alberta

MLS # A2219408



\$749,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,278 sq.ft.	Age:	2003 (22 yrs old)
Beds:	8	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Soaking Tub		

Inclusions: Stove, Range Hood Fan, Dishwasher, Refrigerator

Live Big, Earn Smart & All in One Property! Discover the perfect blend of luxury, flexibility, and cash flow potential in this expansive 7-bedroom, 5-bathroom home—complete with a brand new 3-bedroom, 2-bath basement suite (illegal). Sitting on the largest lot on the block (approx. 6,000+ sqft) in a quiet cul-de-sac, this property is a rare gem of an opportunity for families, investors, or multi-generational living. Step inside and be welcomed by a bright, open layout featuring oversized windows, a cozy gas fireplace, and thoughtful touches throughout. The main level boasts a full bathroom, laundry area, and a versatile den that can easily serve as a fifth bedroom or home office. Hosting? No problem. Enjoy both a formal dining room and a sunny, south-facing breakfast nook off the open-concept kitchen—with a large walk-in pantry, center island, and tons of counter space. The upper level includes a spacious master bed rm with private ensuite, plus three more generously sized bedrooms and another full bathroom—all flooded with natural light. But the real bonus? A fully finished walk-up illegal basement suite—completely separate with 3 bedrooms, 2 full bathrooms, and its own entrance currently earning 1650/mnth. Whether you're looking to live upstairs and rent below, create a multi generational setup, or rent both units for maximum return, the options are endless. With over 3,355+ sqft of total living space, an extended driveway, double attached garage, and RCG zoning that may allow for a future backyard suite (subject to approval and permitting by the city/municipality), this home is a long-term win—whether for lifestyle, investment, or both. This is the one you've been waiting for, Don't miss your chance to own this one-of-a-kind property! Homes like this rarely come to market—act fast

before it's gone.