



GRASSROOTS
REALTY GROUP

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**13 Calder Green SE
Medicine Hat, Alberta**

MLS # A2236971



\$650,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	3,500 sq.ft.	Age:	1982 (43 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Aluminum Siding , Brick, Metal Siding , Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge x 2, Stove x 2, dishwasher, washer x 2, dryer x 2, hood fan, central air x 2, musical doorbell, shed, sauna equipmentBuilt-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer

Discover the ultimate opportunity for both savvy investors and growing families in this expansive home, perfectly designed for versatility and income generation. Boasting a massive footprint, this property features a sprawling basement suite with its own private entrance—ideal for generating substantial rental income or comfortably accommodating extended family members. The lower-level suite is exceptionally spacious, offering multiple bedrooms, a full kitchen, and a generous living area, providing tenants or guests with privacy and all the comforts of home. Whether you’re looking to offset your mortgage, maximize your investment, or create a multi-generational living solution, this setup delivers endless possibilities. Upstairs, enjoy bright, open-concept living spaces, modern finishes, and plenty of room for entertaining. The main residence and suite are thoughtfully separated, ensuring peace and quiet for everyone. With ample parking, a large backyard, and a prime location close to schools, parks, and amenities, this property truly checks every box. Don’t miss your chance to own a home that offers both exceptional living and impressive income potential. Book your showing today and imagine the possibilities!