



**GRASSROOTS**  
REALTY GROUP

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917 148 Avenue NW  
Calgary, Alberta

MLS # A2260914



**\$999,000**

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,482 sq.ft.	Age:	2024 (1 yrs old)
Beds:	7	Baths:	4
Garage:	Attached Carport, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** Window Coverings, Wood Panel in the Living Room

Wake up to serene POND VIEWS framed by EXPANSIVE WINDOWS in the luxurious primary suite of this exceptional 7-BEDROOM, 4-FULL BATHROOM home. Perfectly positioned on a PREMIUM CORNER LOT surrounded by greenspace, it offers privacy, light, and a daily connection to nature that's hard to match. Inside, upgraded designer lighting complements the chic, modern finishes and floods every room with warmth. A rare MAIN-FLOOR BEDROOM with FULL BATH provides the ideal setup for anyone who prefers single-level living. The LEGAL BASEMENT SUITE is a true income booster, currently leased to a professional couple (no pets) for \$1,550 per month through August 2026. Upstairs, discover 4 SPACIOUS BEDROOMS, including an oversized primary retreat with breathtaking morning views of the water, plus a versatile SECOND FLOOR-BONUS ROOM that's perfect for a media room. Outdoors, the side yard invites summer barbecues and playtime, while a picturesque walking path across the street and a nearby playground keep kids and adults active. Everyday essentials—grocery stores, schools, and local plazas—are only minutes away. This property blends elegance, functionality, and financial upside in one remarkable package. Don't miss this rare opportunity to own a stylish family home with built-in revenue and an unbeatable natural setting—book your private showing today!