



GRASSROOTS
REALTY GROUP

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148 Martha's Manor NE
Calgary, Alberta

MLS # A2287685



\$698,500

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,008 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: None

OPEN HOUSE: SUNDAY 12 TO 2 PM. Welcome to 148 Martha's Manor NE, a home that truly feels lived-in, loved, and ready for its next chapter. Offering over 2,800 sq. ft. of thoughtfully developed living space, this beautifully upgraded property sits in the heart of Martindale, one of Northeast Calgary's most connected and family-friendly communities. From the moment you walk in, the home greets you with warmth and openness. A bright front flex room sets the tone, perfect as a home office, cozy sitting area, or a playful corner for the kids. The main floor also features the convenience of laundry and a well-placed half bath, making everyday living that much easier. The kitchen, fully renovated in 2021, is a true highlight. With crisp white cabinetry, sleek white countertops with a waterfall edge, and modern appliances (also replaced in 2021), it's a space designed for both style and function. A large walk-in pantry provides exceptional storage, and the kitchen flows effortlessly into the spacious living room ideal for family time, hosting, or simply unwinding at the end of the day. One of the most cherished additions to this home is the sun-filled sunroom, completed in 2025. Whether you imagine morning chai here, quiet reading time, or family gatherings, this bright retreat adds a special touch to the home. Upstairs, the updated flooring (installed in 2021) gives the entire level a fresh, modern feel, with no carpet throughout the upper floor. You'll find three generously sized bedrooms and a large bonus room that easily becomes a second family room, media space, or kids' hangout. The primary bedroom includes its own private ensuite with both a standing shower and a relaxing bathtub. This home has been lovingly maintained with several major upgrades, including a recently replaced roof and updated LED disc lighting throughout most of the home in

2026. The extended front driveway offers extra parking, and with back alley access, a new metal fence, and a large rear driveway (approximately 14 ft x 36 ft), there's plenty of room for multiple vehicles. The illegal basement suite adds even more value, featuring a separate side entrance, two bedrooms, a kitchen, and a spacious living area, perfect for extended family or additional living flexibility. Location is one of this property's greatest strengths. You're within walking distance to Manmeet Singh Bhullar School, the nearby Gurudwara, and the Genesis Centre. Multiple schools, parks, grocery stores, and everyday amenities surround the area. With two LRT stations close by, commuting across the city is incredibly convenient. Move-in-ready, upgraded, and perfectly situated, this is a home built for comfort, connection, and long-term living.