

235 CALIFORNIA Place, Calgary T1Y6S9

Monterey Park Listing 07/04/24 List Price: **\$879,999** MLS®#: A2146856 Area:

Status: Active County: Calgary Change: -\$20k, 21-Aug Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 1992 **Lot Information**

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 6,975 sqft 2,238

Parking

DOM

<u>Layout</u>

Beds:

Baths:

Style:

2,238

74

Ttl Park: 6 Garage Sz: 3

5 (41) 4.0 (4 0)

2 Storey

Access:

Lot Feat: Backs on to Park/Green Space, Cul-De-Sac

Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Forced Air Heating:

Sewer:

Ext Feat: Other, Private Yard Construction:

Stucco.Wood Frame

Flooring:

Carpet, Ceramic Tile, Laminate

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Range, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer

Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Int Feat:

Ceiling(s), Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`1" x 4`10"	Bedroom	Main	10`9" x 11`2"
Dining Room	Main	12`0" x 9`8"	Family Room	Main	19`2" x 16`2"
Kitchen	Main	10`5" x 12`3"	Living Room	Main	12`1" x 18`3"
5pc Bathroom	Second	10`0" x 5`0"	5pc Ensuite bath	Second	10`0" x 7`7"
Bedroom - Primary	Second	16`3" x 16`5"	Bedroom	Second	9`11" x 12`10"
Bedroom	Second	10`0" x 12`2"	Walk-In Closet	Second	10`0" x 5`4"
4pc Bathroom	Basement	9`0" x 7`5"	Bedroom	Basement	12`5" x 19`7"
Office	Basement	9`11" x 11`2"	Game Room	Basement	25`2" x 16`4"
Storage	Basement	8`0" x 7`10"	Furnace/Utility Room	Basement	10`1" x 7`10"

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-C1 9012318 Legal Desc: Remarks Pub Rmks: AMAZING LOCATION | WALK OUT BASEMENT | FULLY RENOVATED | OVER 160,000 IN RENOVATIONS | TRIPLE CAR GARAGE | BACKING ONTO GREENSPACE | **** NEW LUX WINDOWS, ROOF, FLOORING, DOORS, APPLIANCES, KITCHEN AND NEW COUNTERTOPS, Etc **** Don't miss this exceptional opportunity to own a stunning Monterey Park Estates home right on a cul-de-sac. Situated on a huge lot with green space views, this newly renovated 2-storey single-family home offers a triple attached garage and a walk-out basement. Boasting over 3400 Sqft of living space, it features 5 bedrooms and 4 full bathrooms, along with a good sized bedroom and a full washroom, living room, family room, and deck on the main floor. Upstairs you will find a huge master bedroom with 5pc ensuite along with a walk-in closet. 2 additional good sized bedrooms with a common 5pc bath, a balcony and a loft completes this floor. The basement includes a large rec room, a kitchen, an office, a massive bedroom, a full 4pc bathroom and laundry. Take pleasure in the brand new deck that overlooks the serene greenspace. With additional highlights such as extra high vaulted ceilings, two hot water tanks, and two furnaces, this home truly stands out. Inclusions: N/A Property Listed By: eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123