



THE
A-TEAM

**RE/MAX
FIRST**

152 DEL RAY Road, Calgary T1Y 6V6

MLS®#: **A2155858**

Area: **Monterey Park**

Listing Date: **08/08/24**

List Price: **\$599,999**

Status: **Pending**

County: **Calgary**

Change: **-\$49k, 31-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**

Finished Floor Area

Abv Sqft: **1,415**
Low Sqft:
Ttl Sqft: **1,415**

Lot Information

Lot Sz Ar: **5,220 sqft**
Lot Shape:

DOM

41
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Access:

Lot Feat: **Back Yard,Front Yard,Level,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`6" x 11`1"
5pc Ensuite bath	Main	14`5" x 5`11"
Entrance	Main	11`0" x 11`9"
Dining Room	Main	18`6" x 13`3"
Bedroom	Basement	13`11" x 13`6"
Den	Basement	14`1" x 9`4"

Room	Level	Dimensions
Bedroom - Primary	Main	14`5" x 12`0"
4pc Bathroom	Main	4`11" x 7`6"
Living Room	Main	20`11" x 11`7"
Kitchen	Main	13`0" x 9`9"
4pc Bathroom	Basement	5`1" x 10`4"
Family Room	Basement	33`3" x 21`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9111312

Zoning:
R-C1

Remarks

Pub Rmks: **Open house Sunday September 1st 10am to 12pm. Prime location! Welcome to this huge bi-level home nestled in the heart of Calgary's Monterey Park. As you step inside you're greeted by a nice spacious entry leading to a formal living room and dining room perfect for hosting gatherings. The main floor features an open floor plan, vaulted ceilings, bay windows, living room, dining room and family room with fireplace. Master bedroom boasts a private 5-piece ensuite with another good sized bedroom and an updated 4-piece bathroom. The basement has a huge bedroom and a good sized den and an office space with big windows that offers the potential to be transformed into a bedroom to suit your needs, a 4-piece bathroom and a large family room that's perfect for family gatherings. Excellent location close to all amenities, schools, parks, public transportation, shopping and easy access to Stoney Trail & 16 Ave.**

Inclusions: **Hood Fan**
Property Listed By: **Heritage Elite Realty**

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











