



THE
A-TEAM

**RE/MAX
FIRST**

277 FRESNO Place, Calgary T1Y 6Y3

MLS®#: **A2158615**

Area: **Monterey Park**

Listing Date: **08/21/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Finished Floor Area

Abv Sqft: **1,957**
Low Sqft:
Ttl Sqft: **1,957**

Lot Information

Lot Sz Ar: **6,533 sqft**
Lot Shape:

DOM

28
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Landscaped,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`10" x 13`3"
Kitchen	Main	12`2" x 9`1"
Bedroom - Primary	Upper	16`7" x 13`0"
Bedroom	Upper	10`1" x 9`11"
4pc Bathroom	Upper	13`3" x 5`0"
Kitchen	Lower	9`9" x 7`5"
3pc Bathroom	Lower	9`7" x 6`2"

Room	Level	Dimensions
Dining Room	Main	17`10" x 9`1"
Breakfast Nook	Main	9`11" x 8`3"
4pc Ensuite bath	Upper	7`7" x 4`11"
Bedroom	Upper	10`1" x 9`4"
Family Room	Lower	19`11" x 19`3"
Bedroom	Lower	11`3" x 10`5"
Bedroom	Basement	10`11" x 9`5"

Bedroom
Furnace/Utility Room

Basement
Basement

11`0" x 10`6"
12`9" x 9`1"

Den

Basement

14`0" x 9`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9212538

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to this impressive 4-level split home, perfectly positioned on a desirable pie-shaped lot in Monterey Park. This property is a true blend of space, comfort, and flexibility, making it ideal for families. The upper level features 3 generously sized bedrooms, including a master suite with a private ensuite, and an additional full bathroom for family convenience. The main level boasts a bright L-shaped kitchen with ample counter space, an adjacent dining area, a cozy living room, a breakfast nook, and a side porch—perfect for outdoor relaxation. The other two levels are walkout illegal suite. The third walkout level offers one bedroom, a kitchen, a living area complete with a fireplace, and a full bathroom, providing a private and comfortable space for extended family or potential tenants. The fourth level further enhances the home with two additional bedrooms and a versatile den that can serve as a home office, playroom, or extra living space. Outdoors, a massive deck awaits, ideal for hosting gatherings or enjoying peaceful moments surrounded by mature trees that provide both shade and privacy. This serene backyard is a perfect retreat from the bustle of daily life. Located close to top-rated schools, parks, playgrounds, and shopping centers, this home offers the best of suburban living with the convenience of nearby amenities. Don't miss this rare opportunity to make this stunning property your forever home!

Inclusions:
Property Listed By:

NA
PREP Realty

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