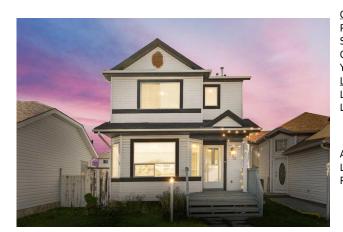


## 210 SARATOGA Close, Calgary T1Y 6Z9

List Price: **\$559,000** MLS®#: A2161209 Area: **Monterey Park** Listing 09/03/24

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



**General Information** 

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

Year Built: 1994 Lot Information

Lot Sz Ar: Lot Shape:

Ttl Sqft: 3,175 sqft 1,379

Abv Saft:

Low Sqft:

Finished Floor Area

1,379

DOM

Layout

4 (3 1 ) 3.0 (2 2)

2 Storey

4

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

15

Access:

Lot Feat: Back Lane, Landscaped

Park Feat: **Parking Pad** 

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Vinyl Siding, Wood Frame** 

Sewer: Flooring:

Ext Feat: **Private Yard, Storage** Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer

Int Feat: Pantry, Quartz Counters, Separate Entrance, Storage **Utilities:** 

Room Information

Room Level **Dimensions** Room Level **Dimensions Living Room** Main 15`2" x 20`9" Kitchen Main 12`3" x 15`5" 6`7" x 4`9" **Dining Room** Main 6`11" x 11`9" 2pc Bathroom Main **Bedroom - Primary** Upper 12`9" x 13`1" **Bedroom** Upper 9`9" x 11`2" 9`0" x 11`6" 8'3" x 5'0" Bedroom Upper 4pc Bathroom Upper 2pc Ensuite bath Upper 6`2" x 5`8" **4pc Bathroom Basement** 7`3" x 5`4" 18'0" x 18'0" **Bedroom** Basement 8'1" x 13'0" **Game Room Basement** 

Furnace/Utility Room **Basement** 9`7" x 9`4"

## Legal/Tax/Financial

Title: Fee Simple	Zoning: R-C2
Legal Desc:	9411515
Remarks	
Pub Rmks:  Inclusions: Property Listed By:	Discover this well-maintained 4-bedroom, 3-bathroom home situated in the sought-after community of Monterey Park. Located on a quiet cul-de-sac, this property is perfect for families looking for a blend of comfort and convenience. Upon entering, you are welcomed by a bright and inviting living room with large windows that allow natural light to pour in. The open-concept design flows into a formal dining area, perfect for hosting intimate dinners and family gatherings. The kitchen features ample cabinetry and well-maintained appliances, providing a functional space for everyday cooking. Upstairs, the primary bedroom offers a comfortable retreat with a 2-piece ensuite bath. Two additional well-sized bedrooms and a full bathroom complete the upper level, providing ample space for family members or guests. The fully finished basement adds valuable living space, featuring a spacious recreation room, a full bathroom, and an additional bedroom, which can serve as a guest room or a private space for older children. Outside, the fully fenced backyard is perfect for outdoor activities and features a deck, great for summer barbecues and relaxation.conveniently located near schools, parks, shopping, and public transit, making it an excellent choice for families seeking a home in a vibrant community. Don't miss the chance to make this lovely house your home! Schedule a showing now!  All appliances listed in the appliance section and Hot plate. There are 2 sets of Washer/Dryer and refrigerator PropZap Realty

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