

5 DEL RAY Court, Calgary T1Y 6V6

MLS®#: **A2162256** Area: **Monterey Park** Listing Date: **09/05/24** List Price: **\$714,800**
 Status: **Active** County: **Calgary** Change: **-\$10k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **5,780 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

13
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Laminate**
 Sewer: Ext Feat: **Fire Pit,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`0" x 24`11"	Kitchen	Main	13`11" x 14`8"
Dining Room	Main	12`9" x 6`9"	Game Room	Basement	29`9" x 30`0"
Laundry	Basement	6`7" x 5`5"	Bedroom - Primary	Main	13`3" x 20`11"
Bedroom	Main	9`10" x 10`1"	Bedroom	Main	9`11" x 10`8"
Bedroom	Basement	15`11" x 12`8"	3pc Ensuite bath	Main	6`4" x 7`5"
4pc Bathroom	Main	4`11" x 8`0"	4pc Bathroom	Basement	7`8" x 5`0"
Bedroom	Basement	11`1" x 16`2"			

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **9111312**

Remarks

Pub Rmks: **Rare*** Its very RARE** to find a large FULLY RENOVATED Bungalow with LUXURY LEVEL FINISHINGS in the highly desirable neighbourhood with 5 BIG BEDROOMS and a FINISHED/HEATED attached garage + ALL POLY B REMOVED for you. | HUGE BEAUTIFULLY LANDSCAPED BACKYARD | OUTSTANDING LOCATION CLOSE TO EVERYTHING! Stunningly renovated 5 bedroom vaulted bungalow in a quiet cul-de-sac! The quaint front porch welcomes guests and entices peaceful morning coffees soaking up the sunny SW exposure. Inside this beautiful sanctuary are soaring ceilings, timeless finishes and an opened-up floor plan for amazing connectivity. Natural light streams in from bayed windows into the living room illuminating the wide plank floors while extra pot lights brighten the evenings. White and neutral, the modernly updated kitchen is the cherry on top of this great family home featuring full-height cabinets, stainless steel appliances, stone countertops, a massive centre island and extended cabinetry creating a great serving area perfect for entertaining. Encased in windows, the dining room is a casually elegant meal space with access to the rear deck encouraging a seamless indoor/outdoor lifestyle. The primary bedroom is huge with ample space for king-sized furniture, a custom walk-in closet and a private ensuite, no need to share with the kids! 2 additional bedrooms are on this level along with another beautiful bathroom. Gather in the rec room in the finished basement and spend your downtown enjoying movies and games nights. Another full bathroom and 2 more bedrooms are on this level allowing for wonderful flexibility for guests, a home office, gym, playroom and more. Beautifully landscaped, the backyard is a true oasis with an expansive deck for barbecuing, a built-in firepit for roasting marshmallows under the stars and lots of grassy space for kids and pets. All privately fenced with raised garden beds. A front-facing double attached garage further adds to your convenience. Ideally located within walking distance to schools, transit and numerous parks. Monterey Park is one of the largest communities in the NE, this California inspired area is full of green spaces, parks and amenities. The neighbourhood is anchored by the Monterey Park Community Association which offers a vast array of programs and events as well as a variety of sports amenities including a soccer field, baseball diamonds, tennis courts and a toboggan hill. The always popular Village Square Leisure Centre and Don Hartman Sportsplex are a quick 7 minute drive away for endless additional recreation opportunities. Truly an outstanding location for this gorgeously updated, move-in ready home!**

Inclusions: **None**
 Property Listed By: **eXp Realty**

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











