



THE
A-TEAM

**RE/MAX
FIRST**

116 SAN FERNANDO Crescent, Calgary T1Y 7E7

MLS®#: **A2164758**

Area: **Monterey Park**

Listing Date: **09/11/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar: **3,164 sqft**
Lot Shape:

Access:

Lot Feat: **Level, Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

8

Layout

Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey Split**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Electric Oven, Microwave, Range, Refrigerator**
Int Feat: **Kitchen Island**
Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|----------|---------------|
| 2pc Bathroom | Main | |
| Kitchen | Main | 11'0" x 12'6" |
| 3pc Bathroom | Upper | |
| Bedroom | Upper | 9'6" x 12'4" |
| Laundry | Upper | 5'6" x 5'1" |
| 4pc Ensuite bath | Basement | |
| Kitchen | Basement | 6'4" x 4'9" |

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| Dining Room | Main | 10'1" x 12'6" |
| Living Room | Main | 11'10" x 13'0" |
| 5pc Ensuite bath | Upper | |
| Bonus Room | Upper | 15'1" x 23'10" |
| Bedroom - Primary | Upper | 15'8" x 13'8" |
| Bedroom | Basement | 11'9" x 12'1" |
| Living Room | Basement | 12'5" x 12'7" |

Walk-In Closet

Basement

7`11" x 6`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1N

9811575

Remarks

Pub Rmks:

Welcome to this charming 3-bedroom, 3.5-bath home in Monterey Park! With 1,672 sq ft of well-designed living space, this property offers comfort and convenience. The main level features a spacious living area, an open kitchen and dining area, and a half bath for guests. The attached, heated garage provides easy access to get into your warm vehicle on those cold fall mornings. Upstairs you'll find 2 bedrooms, 1 being the primary, which includes a 5 piece ensuite. The upper floor is complete with a huge bonus room, another bathroom, and laundry. The finished basement provides an additional living area for teens and/or extended family. Complete with a bedroom, bathroom, and a separate entrance. Step outside to relax on the inviting new backyard deck, perfect for entertaining. The fully fenced yard and back alley access add to the privacy and practicality of this lovely home and there's also a convenient storage shed! Close to schools, shopping, amenities, McKnight Blvd and Stoney Trail. The property comes with a new roof, fresh paint and carpets professionally steam cleaned. Don't miss out on this fantastic opportunity!

Inclusions:

Property Listed By:

N/A

RE/MAX Complete Realty

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











