



THE
A-TEAM

**RE/MAX
FIRST**

139 CATALINA Place, Calgary T1Y 6S3

MLS®#: **A2167480**

Area: **Monterey Park**

Listing Date: **09/20/24**

List Price: **\$1,055,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**
Lot Information
Lot Sz Ar: **7,556 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,589**
Low Sqft:
Ttl Sqft: **2,589**

DOM

8
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,See Remarks**
Park Feat: **Double Garage Attached,Garage Door Opener,See Remarks**

Utilities and Features

Roof: **Clay Tile**
Heating: **Central,ENERGY STAR Qualified Equipment,Forced Air,Natural Gas**

Sewer:
Ext Feat: **Garden**

Construction: **Stucco,Wood Frame**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	16`11" x 12`11"
Bedroom	Upper	11`9" x 10`11"
2pc Bathroom	Main	5`1" x 4`9"
5pc Ensuite bath	Upper	13`9" x 11`8"
Kitchen With Eating Area	Main	21`1" x 13`0"
Living Room	Main	12`10" x 11`11"
Mud Room	Main	8`11" x 7`9"

Room	Level	Dimensions
Bedroom	Upper	12`11" x 10`11"
Bedroom	Basement	12`4" x 9`7"
5pc Bathroom	Upper	10`6" x 5`2"
4pc Bathroom	Basement	8`8" x 5`5"
Dining Room	Main	12`7" x 12`1"
Family Room	Main	20`1" x 12`11"
Bonus Room	Upper	10`9" x 9`10"

Family Room

Basement

38` 4" x 12` 8"

Game Room
Legal/Tax/Financial

Basement

10` 0" x 9` 6"

Title:
Fee Simple
Legal Desc:

9010551

Zoning:
R-C1

Remarks

Pub Rmks:

A Rare Gem: Stunningly Renovated Home This exceptional 2-story home, nestled on a quiet cul-de-sac, is a true masterpiece. With a fully finished walkout basement, double attached garage, and breathtaking green space views, it offers the perfect blend of comfort and luxury. Inside, you'll be greeted by an open-concept floor plan featuring exquisite lighting, a spiral staircase, and gleaming hardwood floors. The main level boasts a formal dining room, a spacious mudroom with laundry, a cozy family room, a second living room with a fireplace, and a gourmet kitchen with stainless steel appliances, a backsplash, and quartz countertops. A private balcony off the kitchen provides stunning views of the surrounding greenery. Upstairs, you'll find a loft, three generously sized bedrooms, including a luxurious master suite with a modern 4-piece ensuite bathroom. The fully finished walkout basement offers additional living space with a bedroom, den, a large family room with a fireplace, and a wet bar. Enjoy outdoor entertaining on your private patio overlooking the south-facing green space. The garage has been meticulously renovated with new doors and polished floors. With extensive upgrades throughout, this home is truly exceptional. Its prime location, close to major thoroughfares, shopping, schools, transit, and all amenities, makes it a must-see.

Inclusions:
Property Listed By:

N/A
eXp Realty

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











