



THE
A-TEAM

**RE/MAX
FIRST**

235 CALIFORNIA Place, Calgary T1Y6S9

MLS®#: **A2177185**

Area: **Monterey Park**

Listing Date: **11/04/24**

List Price: **\$885,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**

Finished Floor Area

Abv Sqft: **2,238**
Low Sqft:
Ttl Sqft: **2,238**

Lot Information

Lot Sz Ar: **648 sqft**
Lot Shape:

DOM

47
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`1" x 4`10"
Dining Room	Main	12`0" x 9`8"
Kitchen	Main	10`5" x 12`3"
5pc Bathroom	Second	10`0" x 5`0"
Bedroom - Primary	Second	16`3" x 16`5"
Bedroom	Second	10`0" x 12`2"
4pc Bathroom	Basement	9`0" x 7`5"
Bedroom	Basement	9`11" x 11`2"
Storage	Basement	8`0" x 7`10"

Room	Level	Dimensions
Bedroom	Main	10`9" x 11`2"
Family Room	Main	19`2" x 16`2"
Living Room	Main	12`1" x 18`3"
5pc Ensuite bath	Second	10`0" x 7`7"
Bedroom	Second	9`11" x 12`10"
Walk-In Closet	Second	10`0" x 5`4"
Bedroom	Basement	12`5" x 19`7"
Game Room	Basement	25`2" x 16`4"
Furnace/Utility Room	Basement	10`1" x 7`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9012318

Remarks

Pub Rmks: **Amazing Location | Walk-Out Basement | Fully Renovated | Triple Car Garage | Backs onto Greenspace | New Lux Windows & Roof | New Hot Water Tank | Nestled in a cul-de-sac, this impressive 2-storey home in Monterey Park Estates offers the perfect blend of luxury and functionality. Situated on a huge lot with greenspace views, this home has been fully renovated and boasts over 3,400 sq. ft. of living space. This impressive property boasts 6 bedrooms and 4 full bathrooms. The main floor features a spacious bedroom with a walk-in closet, a full bathroom, a living room, a family room, and a deck perfect for relaxing. On the upper level, you'll find an enormous master bedroom complete with a 5-piece ensuite and walk-in closet, as well as two additional well-sized bedrooms, a shared 5-piece bathroom, a balcony, and a cozy loft area. The 2-bedroom illegal basement suite boasts a large recreation room, a kitchen, an oversized 12'5" x 19'7" bedroom, a second bedroom, a 4-piece bathroom, and a laundry area. The basement is currently rented out for \$1,600, providing excellent rental potential. Additional standout features include extra high vaulted ceilings, dual hot water tanks, and two furnaces, making this home truly exceptional and ensuring year-round comfort.**

Inclusions:
Property Listed By:

N/A
eXp Realty

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











