



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**235 CALIFORNIA Place, Calgary T1Y6S9**

MLS®#: **A2177185**

Area: **Monterey Park**

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

List Price: **\$874,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 02-Jan**

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

**79**  
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: **N/A**  
Property Listed By: **eXp Realty**

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



















