



THE
A-TEAM

**RE/MAX
FIRST**

2858 CATALINA Boulevard, Calgary T1Y 6P3

MLS®#: **A2178192**

Area: **Monterey Park**

Listing Date: **11/13/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **4,833 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,678**
Low Sqft:
Ttl Sqft: **1,678**

DOM

38
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Lawn,Landscaped,Level,Many Trees,Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stucco**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`6" x 13`5"
Kitchen	Main	15`2" x 14`8"
Laundry	Main	5`11" x 5`2"
Bedroom - Primary	Upper	14`11" x 11`10"
Bedroom	Upper	10`3" x 8`10"
4pc Bathroom	Upper	7`11" x 4`11"
Flex Space	Basement	13`3" x 10`0"

Room	Level	Dimensions
Family Room	Main	18`0" x 12`5"
Dining Room	Main	16`8" x 9`7"
2pc Bathroom	Main	7`6" x 3`1"
3pc Ensuite bath	Upper	8`0" x 5`9"
Bedroom	Upper	12`8" x 8`10"
Game Room	Basement	21`2" x 13`5"
3pc Bathroom	Basement	6`8" x 6`2"

Storage	Basement	7' 0" x 5' 2"	Furnace/Utility Room	Basement	14' 11" x 12' 9"
			Legal/Tax/Financial		

Title:	Zoning:	
Fee Simple	R-CG	
Legal Desc:	8711642	Remarks

Pub Rmks: **Wonderful family home located in a great community. This two storey home has been well maintained. With an open floorplan that is functional, cozy and modern. The main floor boasts a large living room and dining area, wide open kitchen with additional dining and a sunken family room adjacent. The side entry has a laundry area and two piece bath as you proceed to the garage man door. Upstairs are three bedrooms, additional bathroom and a huge primary complete with a full ensuite bathroom. Developed basement with super high ceilings third family room , additional bedroom, full bath and storage / mechanical. Located in a playground zone, mere steps away from the school and a really nice playground out the back, this is truly a 5 star location. Please see the the floorplans and drone photos. Call for your private showing.**

Inclusions:
 Property Listed By: **Window Coverings
 Coldwell Banker Home Smart Real Estate**

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











