



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**152 DEL RAY Close, Calgary T1Y 6Y8**

MLS®#: **A2179092**

Area: **Monterey Park**

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

List Price: **\$674,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1994**

Lot Information

Lot Sz Ar: **4,284 sqft**  
Lot Shape:

Access:

Lot Feat: **Pie Shaped Lot**  
Park Feat: **Double Garage Attached,Oversized**

Finished Floor Area

Abv Sqft: **1,711**  
Low Sqft:  
Ttl Sqft: **1,711**

DOM

**7**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Kitchen Island,Open Floorplan,Pantry,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`1" x 6`8"	Living Room	Main	13`6" x 14`5"
Kitchen	Main	13`6" x 12`0"	2pc Bathroom	Main	
Laundry	Main	5`4" x 6`7"	Bedroom - Primary	Second	13`0" x 17`3"
4pc Ensuite bath	Second		4pc Bathroom	Second	
Bonus Room	Second	13`2" x 14`5"	Bedroom	Second	9`4" x 12`0"
Bedroom	Second	9`5" x 13`1"	Game Room	Basement	27`10" x 17`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9312293**

Remarks

Pub Rmks: **~~~Exceptionally Maintained, Move-In Ready Family Home!~~~ | EXCELLENT CONDITION INSIDE & OUT | 3 BED - 2.5 BATH | 2,440 TOTAL SQFT | FINISHED BASEMENT | EAST-WEST EXPOSURE | OVERSIZED GARAGE | WELCOME to this exquisite 2-storey home on a quiet street in the well-connected community of Monterey Park. ==MAIN FLOOR== As you enter, the foyer leads to an open floor plan featuring bright windows and a functional layout. At the heart of the home is a well-equipped kitchen with ample cabinet space, a large center island, and a corner pantry. The kitchen seamlessly connects to the large dining area, which opens to the west-facing covered deck—perfect for relaxation or entertaining. The living room showcases a gas mantle fireplace and plenty of room for seating. A laundry room and 2-piece powder room complete the main floor. ^^UPSTAIRS^^ The upstairs features carpet flooring, a bonus room, three bedrooms, and two full bathrooms., including a primary bedroom with a 4-piece ensuite and double closets. \_BASEMENT\_ This level offers a fantastic open rec room, storage, and a tucked-away mechanical room for a clean design. --OUTSIDE-- The backyard provides excellent privacy, with a covered deck perfect for BBQs and family gatherings, the WEST exposure means enjoying plenty of sun. \*\*ADDITIONAL FEATURES\*\* This home is equipped with central A/C, a 22'4" x 23'3" double garage, and access to a rear paved alley. [[THE COMMUNITY]] Enjoy close proximity to K-9 schools, playgrounds, parks, restaurants, and shopping, all within minutes. This is an amazing opportunity that won't last long, so book your private showing today!**

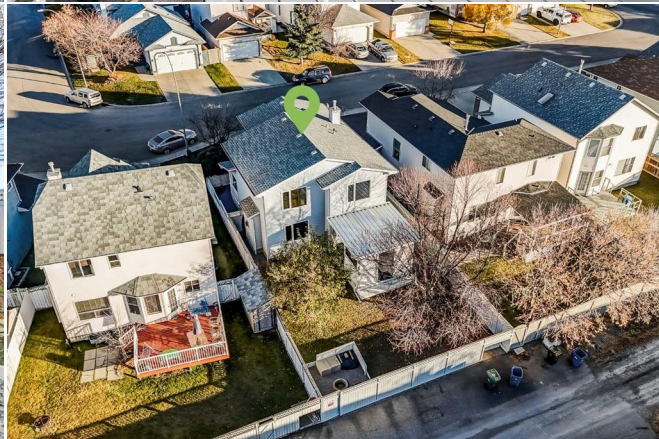
Inclusions: **Basement Fireplace**  
Property Listed By: **2% Realty**

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





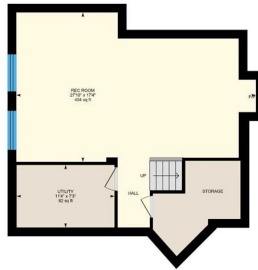






**152 Del Ray Close NE, Calgary, AB**

Basement (Below Grade) Exterior Area 730.42 sq ft  
Interior Area 616.39 sq ft



0 3 6 ft

PREPARED: 2024/11/13

White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**152 Del Ray Close NE, Calgary, AB**

Main Floor Exterior Area 743.82 sq ft  
Interior Area 693.44 sq ft  
Excluded Area 509.12 sq ft



0 3 6 ft

PREPARED: 2024/11/13

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**152 Del Ray Close NE, Calgary, AB**

2nd Floor Exterior Area 954.54 sq ft  
Interior Area 832.21 sq ft



0 3 6 ft

PREPARED: 2024/11/13

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