



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**227 SARATOGA Place, Calgary T1Y 6Z9**

MLS®#: **A2180882**      Area: **Monterey Park**      Listing Date: **11/26/24**      List Price: **\$639,900**  
 Status: **Active**      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:

Finished Floor Area

Abv Sqft: **1,187**  
 Low Sqft:  
 Ttl Sqft: **1,187**

DOM

**25**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,No Neighbours Behind,Landscaped,Private**  
 Park Feat: **Concrete Driveway,Garage Faces Front,Insulated,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`7" x 14`3"	Kitchen	Main	11`2" x 11`0"
Dining Room	Main	9`7" x 10`1"	Bedroom	Second	11`2" x 10`8"
Bedroom - Primary	Third	9`11" x 13`9"	Bedroom	Third	8`10" x 10`5"
3pc Ensuite bath	Third	7`6" x 5`0"	4pc Bathroom	Second	7`6" x 5`0"
Family Room	Basement	12`7" x 9`10"	3pc Bathroom	Basement	5`0" x 8`8"
Entrance	Main	7`4" x 8`6"	Laundry	Basement	10`6" x 8`9"
Walk-In Closet	Third	3`6" x 4`11"	Walk-In Closet	Second	3`5" x 4`11"

<b>Storage</b>	<b>Main</b>	<b>8`11" x 4`6"</b>	<b>Storage</b> Legal/Tax/Financial	<b>Basement</b>	<b>6`6" x 12`7"</b>
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Title: <b>Fee Simple</b>	Zoning: <b>R-CG</b>	Remarks			
Legal Desc:	<b>9411515</b>				

Pub Rmks: **Welcome to 227 Saratoga Place NE, where modern living meets timeless elegance. This exquisite 4-level split home, backing onto a serene park and playground, is nestled in the highly sought-after community of Monterey Park. Meticulously updated and fully renovated, this property offers a stylish and comfortable living experience. Featuring 3 spacious bedrooms, 3 brand-new bathrooms, and an array of impressive upgrades, this home is a true gem. Highlights include new stainless steel appliances, a redesigned kitchen with quartz countertops, new cupboards, a sleek sink, and a contemporary faucet. The luxurious vinyl plank flooring, complemented by new doors, casings, baseboards, light fixtures, and pot lights, adds a touch of sophistication. Freshly painted throughout, the home feels bright and inviting. Practical updates such as the replacement of Poly-B water pipes, new shingles and siding (November 2022), a new hot water tank (2019), and furnace enhancements (new blower fan, circuit board, draft inducer, and squirrel cage blower in 2019) ensure peace of mind for years to come. Inside, the open-concept layout is bathed in natural light, thanks to large windows. The main level boasts a spacious living room, dining area, and a gourmet kitchen with ample cabinet space and modern appliances, perfect for any culinary enthusiast. The upper level features a large primary bedroom with a walk-in closet and a full bathroom. On the third level, you'll find two generously sized bedrooms, one with a full ensuite and walk-in closet. The fully developed lower level offers a spacious family room, a new full bathroom, a laundry room, and additional storage. Step outside to a huge backyard with a large deck, perfect for entertaining, and enjoy the convenience of a single attached garage, fully insulated and dry-walled, with a heated storage room. The charming front porch adds to the home's curb appeal. Located just minutes from dining, shopping, recreational amenities, schools, parks, and public transit, this home offers the perfect blend of comfort, style, and convenience. Don't miss the chance to make it yours—schedule a showing today and prepare to be impressed!**

Inclusions: **None**  
Property Listed By: **CIR Realty**

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











