



THE
A-TEAM

**RE/MAX
FIRST**

227 SARATOGA Place, Calgary T1Y 6Z9

MLS®#: **A2180882** Area: **Monterey Park** Listing Date: **11/26/24** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 05-Jan** 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

57
Layout
 Beds: **4 (3 1)**
 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"
Bedroom	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"

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

Pub Rmks: **Welcome to 227 Saratoga Place NE, a stunning 4-level split home where modern design blends seamlessly with timeless charm. Nestled in the sought-after community of Monterey Park and backing onto a tranquil park and playground, this fully renovated property offers an exceptional living experience. Boasting four spacious bedrooms, three brand-new bathrooms, and a host of impressive updates, this home is a true standout. Key features include new stainless steel appliances, a redesigned kitchen with quartz countertops, new cabinetry, a sleek sink, and a stylish faucet. Luxurious vinyl plank flooring, new doors, casings, baseboards, light fixtures, and pot lights add a touch of elegance, while fresh paint throughout creates a bright and inviting atmosphere. Practical upgrades ensure peace of mind, including the complete replacement of Poly-B water pipes, new shingles and siding (November 2022), a hot water tank (2019), and furnace updates (including a new blower fan, circuit board, draft inducer, and squirrel cage blower in 2019). The open-concept main level is filled with natural light from large windows, featuring a spacious living room, dining area, and a gourmet kitchen with ample cabinet space, ideal for culinary enthusiasts. Upstairs, the primary bedroom offers a walk-in closet and a full bathroom, while the third level includes two generously sized bedrooms, one with a walk-in closet and ensuite. The fully finished lower level adds a fourth bedroom, a new full bathroom, a laundry room, and additional storage. Outside, a large deck overlooks the expansive backyard, perfect for entertaining. The single attached garage, fully insulated and dry-walled with a heated storage room, adds convenience, while the charming front porch enhances the home's curb appeal. Located just minutes from shopping, dining, recreational facilities, schools, parks, and public transit, this home perfectly balances comfort, style, and convenience. Don't miss the opportunity to make it yours—schedule a showing today and be prepared to fall in love!**

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

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











