



THE
A-TEAM

**RE/MAX
FIRST**

152 DEL RAY Close, Calgary T1Y 6Y8

MLS®#: **A2185843**

Area: **Monterey Park**

Listing Date: **01/06/25**

List Price: **\$669,900**

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:

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

16
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
Dining Room	Main	13`1" x 6`8"
Kitchen	Main	13`6" x 12`0"
Laundry	Main	5`4" x 6`7"
4pc Ensuite bath	Second	
Bonus Room	Second	13`2" x 14`5"
Bedroom	Second	9`5" x 13`1"

Room	Level	Dimensions
Living Room	Main	13`6" x 14`5"
2pc Bathroom	Main	
Bedroom - Primary	Second	13`0" x 17`3"
4pc Bathroom	Second	
Bedroom	Second	9`4" x 12`0"
Game Room	Basement	27`10" x 17`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9312293

Zoning:
R-CG

Remarks

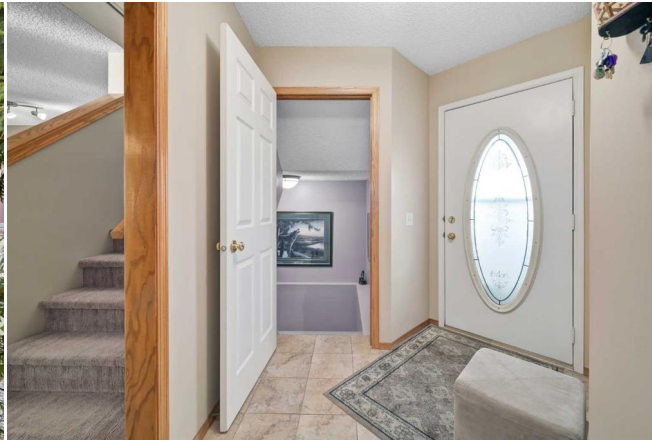
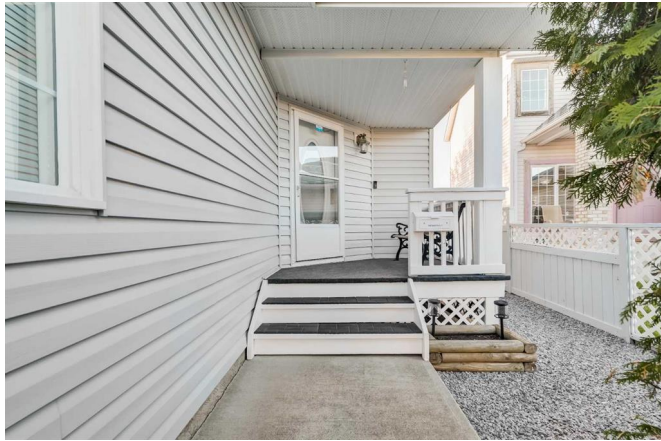
Pub Rmks:

Exceptionally Maintained, Move-In Ready 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. 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, attic insulation was upgraded 2021 and home has easy 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:
Property Listed By:

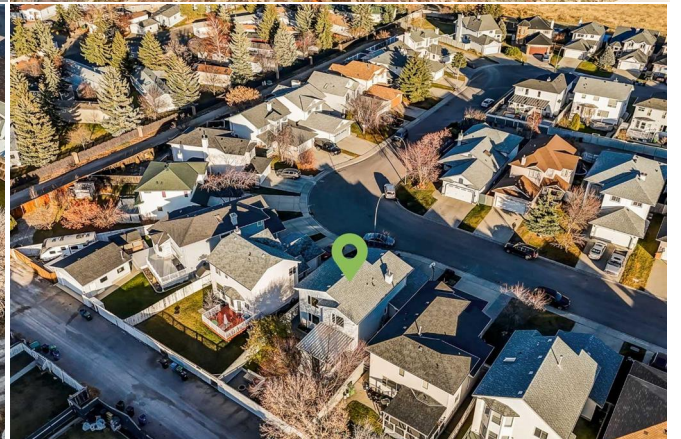
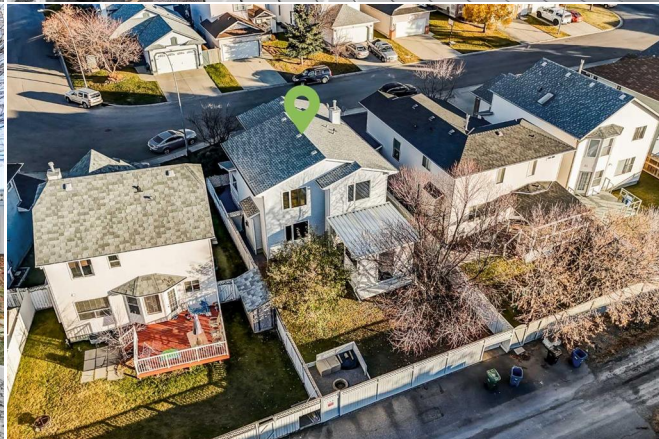
Garage Shelving
2% Realty

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





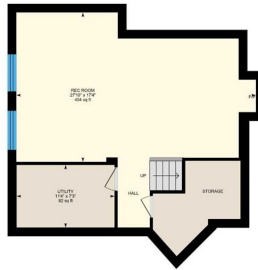






152 Del Ray Close NE, Calgary, AB

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

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

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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