



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210 SARATOGA Close, Calgary T1Y6Z9**

MLS®#: **A2196937**      Area: **Monterey Park**      Listing Date: **02/24/25**      List Price: **\$609,900**  
 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: **3,175 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,367**  
 Low Sqft:  
 Ttl Sqft: **1,367**

DOM

**0**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard,Storage**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Built-in Features,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title:      Zoning:  
**Fee Simple**      **SR**  
 Legal Desc: **9411515**

Remarks

Pub Rmks: **Welcome to this well-maintained, professionally cleaned, and recently renovated 5-bedroom, 4-bathroom home, ideally situated near a quiet cul-de-sac in the**

desirable community of Monterey Park. Offering a perfect balance of comfort, functionality, and modern updates, this home is designed for families seeking a spacious and inviting living environment. As you step inside, you're greeted by a bright and welcoming living room, where large windows allow natural light to pour in, creating an airy and cheerful atmosphere. The open-concept layout seamlessly flows into a formal dining area, an ideal setting for family gatherings and entertaining guests. The newly built kitchen is a chef's dream, featuring ceiling-height cabinetry for ample storage, sleek countertops, and a well-thought-out design for efficient meal preparation. The main-floor laundry room adds extra convenience, making daily chores effortless. Upstairs, the primary bedroom offers a comfortable retreat, complete with 2-piece ensuite bathrooms, providing privacy and convenience. Two additional well-sized bedrooms and a full bathroom complete the upper level, offering ample space for family members or guests. The fully finished basement adds significant value to the home, featuring a spacious recreation room, a full bathroom, and two additional bedrooms. The inclusion of a fully equipped second kitchen makes this space perfect for extended family, guests, or even as a potential rental to generate extra income. Step outside to a fully fenced backyard, a secure and private space perfect for children to play, pets to roam, and outdoor activities. The spacious deck is ideal for summer barbecues, entertaining friends, simply unwinding in the fresh air. Located in the heart of Monterey Park, this home is conveniently close to schools, parks, shopping centers, and public transit, ensuring that all your daily needs are within easy reach. The community is known for its family-friendly atmosphere, beautiful green spaces, and excellent amenities, making it an ideal place to call home. This move-in-ready home offers everything a growing family could ask for—spacious interiors, modern upgrades, a functional layout, and a fantastic location. Don't miss this incredible opportunity! Schedule your private showing today and experience the charm of this stunning home firsthand!

Inclusions:  
Property Listed By:

N/A  
Century 21 Bravo Realty

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













