



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**285 Fresno Place NE**  
**Calgary, Alberta**

**MLS # A2227472**



**\$589,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,889 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Pie Shaped Lot		

**Heating:** Central, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Concrete, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Lower Floor's Fridge, Stove and microwave, Washer/ Dryer AS-IS (Two side tables/2 beds/one coffee table/ Back Yard's equipment AS-IS and lawn mower AS-IS/ patio furniture).

Location truly sets this property apart, with easy access to public transportation, schools, parks, the Monterey Food Centre, and just minutes to both Sunridge and East Hills Shopping Centre. Commuting is a breeze with quick access to the Trans Canada Highway and Stoney Trail. This well-maintained and versatile home offers a unique layout with an illegal suite on the lower level, ideal for extended family or rental potential. The lower level features an open-concept design connecting the kitchen, dining area, and living room. A spacious island with an eating bar enhances the kitchen's functionality, and a convenient door leads directly to the backyard. Three well-sized bedrooms and a three-piece bathroom complete this level, along with a separate washer and dryer in the utility room. The separate entrance at the landing provides access to the upper level, which includes two more bedrooms and a spacious living room centered around a cozy gas fireplace. The upper-level kitchen features stainless steel appliances and another set of washer and dryer units for added convenience. Carpeting on the upper floor and laminate and Lino/Tile combination on the lower level add comfort and practicality throughout. A single attached garage connects to the landing, and the large pie-shaped lot offers exceptional outdoor space. Enjoy the oversized back deck, approximately 27 by 14 feet. The yard is fully fenced and landscaped. Additional parking is available with a generously sized driveway. This property offers excellent flexibility, space, and location for a growing family or investment opportunity.