



**GRASSROOTS**  
REALTY GROUP

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**265 Fresno Place NE**  
**Calgary, Alberta**

**MLS # A2228892**



**\$559,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, See Remarks		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** None

\*\*\* Welcome to this lovely home located in the sought after community of Monterey Park. This house is situated in an excellent neighborhood on a quiet cul de sac. Some important upgrades in this home throughout the years which includes replacement of roof shingles 2018, garage built in 2018, newer walkway paving, and newer hot water tank. Pride of ownership is evident throughout the house. As you enter this home you'll be greeted with a spacious family and formal dining room. Enjoy the spacious bright kitchen and dining area of this home with your family and friends while preparing wonderful meals. As you and family are ready to call it a night, be relax and forget about the world in your spacious master bedroom equipped with a 4pc ensuite. There are two other great size bedrooms and a full bathroom that will surely accommodate your growing family. The basement has a great space for entertaining guests or just a nice cool get away from the unexpected Calgary summer heat. Relax in your back deck and soak in the sunshine and summer breeze while mastering your BBQ grilling skills. The newer double oversized detached garage is a mechanic's dream and will keep your vehicle safe from the weather elements. This home is conveniently located near amenities, connection to major roads like McKnight Blvd, Stoney Trail, Trans Canada and just minutes away from education facilities. This is a place that awaits for your personal touches, your loving care and for you to call it HOME! \*\*\*