



GRASSROOTS
REALTY GROUP

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351 Los Alamos Place NE
Calgary, Alberta

MLS # A2242615



\$599,999

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Monterey Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,696 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Private, Recta | | |

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|--------------------|-----------------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Hardwood, Tile |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Open Floorplan, Walk-In Closet(s) |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: SHED

Located on a quiet CUL-DE-SAC, this 4-bedroom, 3.5-bathroom home offers COMFORT, SPACE, and a rare view, FACING open GREENSPACE with DIRECT ACCESS to scenic BIKE PATHS and a peaceful POND. Step inside to an OPEN-CONCEPT main floor filled with NATURAL LIGHT. Beautiful HARDWOOD floors flow throughout the entry, kitchen, and dining areas, while the living room offers soft carpeting and a cozy gas FIREPLACE. The dining area looks out over a large backyard, ideal for gatherings, play, or quiet evenings. The kitchen is both functional and spacious, featuring ample cabinet storage, a large walk-in pantry, and easy access to the rest of the main floor. Nearby, you'll find a half bathroom, updated washer and dryer, and access to the attached garage for added convenience. Upstairs, you'll find three generously sized bedrooms, including a GREAT primary suite complete with a 4-piece ensuite and WALK-IN closet, plus a second full 4-piece bathroom to serve the other bedrooms. The standout bonus room faces the greenspace the perfect VANTAGE POINT to enjoy this serene setting and includes a second gas fireplace, perfect for a HOME OFFICE, movie nights, or just enjoying the view. The fully finished basement adds even more living space, featuring a large REC ROOM, an additional bedroom and full bathroom, ideal for GUESTS, as well as a finished STORAGE area tucked beneath the stairs. Outside, a COMPOSITE deck overlooks the wide, open backyard, and a spacious shed provides extra storage for your outdoor tools and gear. This is a well cared for home in a family-friendly location, where nature is just steps from your front door. Call your favourite realtor for a viewing today!