



**GRASSROOTS**  
REALTY GROUP

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**47 San Diego Place NE**  
**Calgary, Alberta**

**MLS # A2260170**



**\$539,900**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Monterey Park                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 2 Storey                                                                   |               |                   |
| <b>Size:</b>     | 1,157 sq.ft.                                                               | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front, On Street            |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Interior Lot, Lawn, No Neighbours |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Hot Tub: As is.

Massive Pie Lot | No Neighbours Behind | Backing onto Walking Path & Greenspace | 1,157 SqFt | Spacious Family Home | Open Floor Plan | High Ceilings | Recessed Lighting | Large Windows | 3 Bedrooms | 1.5 Bathrooms | Finished Basement | Great Storage | Fully Fenced Backyard | Large Deck | Outdoor Living Space | Front Attached Double Garage | Driveway | Quiet Cul-De-Sac | Close to Parks, Playgrounds and Many Schools | Quick Access to McKnight Blvd & Stoney Trail NE. Welcome home to 47 San Diego Place NE, a stunning 2-storey family home boasting 1,680SqFt throughout the main, upper and basement levels with incredible living space both inside and out! The front door opens to a tiled foyer where you can immediately see the open floor plan main level. To the left is a hall with closet storage and a 2pc powder room. Straight ahead is your open floor plan kitchen, dining and living rooms; the heart of your inside entertainment space. The kitchen is outfitted with great cabinets storage, laminate countertops, black appliances, a corner pantry for dry goods and a centre island. The island has a raised breakfast bar with barstool seating space great for socializing while you cook or enjoying small meals. The dining room is paired with sliding glass doors that lead outside to the beautiful backyard where outdoor living is encouraged. The living room has a large window that overlooks the extended deck and the deep backyard. Upstairs holds 3 great sized bedrooms and a 4pc bath. The primary bedroom has a deep walk-in closet and a cheater door to the 4pc bath. Bedrooms 2 & 3 upstairs both have good closets and share this same bath with a tub/shower combo and single vanity with storage below. Downstairs the finished basement has a large rec room which is a great flex space for entertainment, a games room, home theatre, home office - the

opportunities are endless. The storage under the stairs is great for smaller seasonal items. The utility room hosts your home's laundry facility and across from the utility room is a full room for storage or could be converted into a den. Outside is a massive backyard with an extended deck and great lawn space. In the far corner of the fence is a gate that leads to the greenspace and walking path. This path connects to the Los Alamos Playground and Basketball court! The front attached double garage provides you with weather secure parking for 2 vehicles year round and the driveway provides you with additional parking for 2 more vehicles. Situated on a quiet cul-de-sac encourages you to know your neighbours and have that true sense of community. The home is a quick commute to McKnight Blvd & Stoney Trail and the neighbourhood is loaded with amenities. Hurry and book a showing at this incredible family home today!