



**GRASSROOTS**  
REALTY GROUP

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**4 Del Ray Crescent NE**  
**Calgary, Alberta**

**MLS # A2264174**



**\$709,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,872 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Stunning 6-Bedroom Home with Legal 2-Bedroom Suite in Desirable Monterey Park Welcome to this beautiful and well-maintained 6-bedroom, 3.5-bathroom family home located in the sought-after community of Monterey Park. With spacious living areas, a well-appointed kitchen, and elegant finishes throughout, this home is perfect for growing families. The main floor features a bright and open layout with plenty of natural light, ideal for both entertaining and everyday living. Upstairs, you'll find generously sized bedrooms, including a master suite with an ensuite bathroom for ultimate comfort. The highlight of this property is the legal 2-bedroom suite—complete with its own entrance, kitchen, and living space. Whether you're looking for a mortgage helper or a private area for extended family, this suite offers versatility and value. Additional features include a double garage, a private backyard, and proximity to schools, parks, shopping, and transit. This home truly has it all! Don't miss the chance to own this gem in a prime location. Book your private&nbsp;showing&nbsp;today!