



**GRASSROOTS**  
REALTY GROUP

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**11 San Diego Green NE**  
**Calgary, Alberta**

**MLS # A2264960**



**\$649,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,997 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Front Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	sr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** n/a

This family owned home is a must see! so much for so little, This home is fully developed on all levels, Lower level is fully finished. Main floor boasts of hardwood flooring, nice open plan. Vaulted ceilings and a 3rd level walkout make this a very smart home. Great kitchen, ceramic tile, nice cabinets, loads of room and lots of cabinets. Very smart master bedroom with a full 4 piece bath. Two other good sized bedrooms and another full bath up. Nicely landscaped, with a great cul-de-sac location. This home is clean and shows well.