



GRASSROOTS
REALTY GROUP

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190 Costa Mesa Close NE
Calgary, Alberta

MLS # A2271357



\$550,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,330 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

FULLY RENOVATED | OVERSIZED CORNER LOT | OVERSIZED DOUBLE GARAGE | PRIDE OF OWNERSHIP | 4 BEDROOMS | CENTRAL A/C. Discover this thoughtfully updated 2 Storey in Monterey Park, where modern comfort meets family-friendly design. A fresh neutral palette pairs with updated flooring and abundant windows to create a light-filled, welcoming environment that feels instantly like home. Clear sightlines connect the serene living area to the dining space, where recessed lighting adds warmth and ambiance for hosting family and friends. The inviting kitchen encourages culinary creativity with full-height cabinetry, stainless steel appliances, a generous counter layout, and a large window that captures cheerful morning light. Room for a breakfast nook makes it easy for families to start the day together. A convenient powder room completes the main floor. Upstairs, the primary retreat features a custom walk-in closet and private 3 piece ensuite with glass shower, creating a peaceful haven at the end of each day. 2 bright secondary bedrooms share a 4 piece main bathroom. The lower level extends the home's versatility with a huge rec room, ideal for family movie nights, fitness, or play and a 4th bedroom perfect for teens, guests or hobby space. Outside, an oversized deck with a playful pattern is set for BBQ season, while the expansive grassy yard provides room for kids and pets to explore. A charming front porch welcomes morning coffees and evening chats, framed by low-maintenance landscaping that enhances curb appeal year-round. The over-sized double garage with paved lane access offers abundant storage and secure parking. Families will appreciate the unmatched location just steps from Costa Mesa Playground and baseball diamonds, with schools and green spaces also nearby. Monterey Park's California-inspired design,

community amenities and active Recreation Association set a vibrant tone with soccer fields, tennis courts, a toboggan hill, and year-round programs for all ages. Village Square Leisure Centre and Don Hartman Sportsplex are only minutes away for swimming, skating, and fitness. Pride of ownership and thoughtful upgrades make this a move-in ready home in a dynamic community ready for your next chapter!