



GRASSROOTS
REALTY GROUP

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**206 Saratoga Close NE
Calgary, Alberta**

MLS # A2287199

\$421,800



Division:	Monterey Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	819 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this family-friendly starter home in Monterey Park! This Bi-level home features an open concept kitchen, living and dining rooms with a bayed window and a deck off the breakfast nook to soak up the sun. Total of 3 bedrooms, and 2 full bathrooms, the primary bedroom has the walk-in closet. There is a double attached garage- a convenient bonus with running errands and security. The basement is fully developed with a large recreational room, a full bathroom and extra bedroom with a walk-in closet. Great quiet neighbourhood, with the Saratoga Playground just a few minutes walk away. A basketball playground is also close by, along with parks and walkways (Rotary / Mattamy Greenway Trail) for getting the steps close to home. Short walk to shopping areas, schools and public transit! Book a showing today!