



**GRASSROOTS**  
REALTY GROUP

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**57 Del Rio Place NE**  
**Calgary, Alberta**

**MLS # A2287788**



**\$724,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,809 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

**Inclusions:** Alarm system, Shed, basement fridge and shelving, furniture (negotiable)

Jewel of a Deal!!! \*\* Squeaky clean home \*\* Original Owners \*\* SPRING Possession \*\* 2 BIG GARAGES \*\* Convenient Location - Steps away from the walking paths, ponds, Ice rink, park, pathways, schools, health care, daycare, shopping, Stoney Trail, transit, and so much more. A wonderful URBAN STYLE HOME with many upgraded features & meticulously crafted - Truly a custom dream home - 1800 SF of smart air conditioned living space offering 3 bedrooms, 2.5 baths, and an unfinished basement... Check out the floor plan! This classic design features a vaulted ceiling in the front living room and dining area, a smart CHEF's kitchen, and all overlooking the breakfast nook and family room. Upgraded features include a brick-faced wood fireplace, high efficiency furnace, 2 newer hot water tanks, modern lighting and plumbing fixtures, oak baseboards, doors, and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining with lots of countertop space, upgraded appliances with a gas cooktop stove, a tiled backsplash, a sunshine ceiling, a dramatic peninsula island with a raised eating bar for two. Upstairs includes an oversized primary bedroom with a full private ensuite (jetted tub), an oversized walk-in closet, 2 more generously sized spare bedrooms, and a staircase railing with an open view to the rooms below. Other impressive features include an oversized, fully insulated double front attached garage, a second detached 26' x 34' rear heated garage with 220v power, exterior clad wood windows, a pie shaped east-facing backyard with mature landscaping, 11' x 30' concrete RV parking, a 24' x 15' wood deck, a fully fenced, sunny private backyard setting, rich front curb appeal with stucco detail, brickwork and covered front entry. Call your friendly REALTOR(R) to book a viewing!

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