



**70 Pasadena Gardens NE  
Calgary, Alberta**

**MLS # A2296292**



**\$639,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,549 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Pool, Shed x2

Discover this well-maintained detached home on a quiet street in Monterey Park. This charming 3-level split offers over 2,300 sq ft of thoughtfully designed living space, complete with 4 bedrooms, 2.5 baths, and a double attached garage. The main floor welcomes you with beautiful hardwood flooring and a bright, spacious living room highlighted by large south-facing windows. The kitchen impresses with warm wood cabinetry, quartz countertops, and a cozy breakfast nook framed by expansive windows. Just steps away, the inviting family room features a wood-burning fireplace, perfect for relaxed evenings at home. Upstairs, you’ll find three generously sized bedrooms, including the primary retreat with a walk-in closet and a private 3-piece ensuite. The fully finished basement adds even more versatility, offering a large recreation room and a fourth bedroom - ideal for guests, teens, or a home office. This home is poly-b free, providing added peace of mind. Step outside to your own private oasis that includes a large deck and a 4.5-ft deep heated pool with a chlorine dispenser, ready for summer fun and memorable gatherings. The double attached garage pairs with a large driveway, offering ample parking for multiple vehicles. Situated close to schools, playgrounds, shopping, and dining, this property delivers exceptional comfort and convenience in a welcoming, family-friendly neighbourhood. Don’t miss your opportunity to make this wonderful home yours, book your private showing today