



**235 California Place NE  
Calgary, Alberta**

**MLS # A2146856**



**\$899,999**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Monterey Park                            |               |                   |
| <b>Type:</b>     | Residential/House                        |               |                   |
| <b>Style:</b>    | 2 Storey                                 |               |                   |
| <b>Size:</b>     | 2,238 sq.ft.                             | <b>Age:</b>   | 1992 (32 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Triple Garage Attached                   |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Cul-De-Sac |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                             | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -    |

**Features:** Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

AMAZING LOCATION | WALK OUT BASEMENT | FULLY RENOVATED | OVER 160,000 IN RENOVATIONS | TRIPLE CAR GARAGE | BACKING ONTO GREENSPACE | \*\*\*\* NEW LUX WINDOWS, ROOF, FLOORING, DOORS, APPLIANCES, KITCHEN AND NEW COUNTERTOPS, Etc \*\*\*\* Don't miss this exceptional opportunity to own a stunning Monterey Park Estates home right on a cul-de-sac. Situated on a huge lot with green space views, this newly renovated 2-storey single-family home offers a triple attached garage and a walk-out basement. Boasting over 3400 Sqft of living space, it features 5 bedrooms and 4 full bathrooms, along with a good sized bedroom and a full washroom, living room, family room, and deck on the main floor. Upstairs you will find a huge master bedroom with 5pc ensuite along with a walk-in closet. 2 additional good sized bedrooms with a common 5pc bath, a balcony and a loft completes this floor. The basement includes a large rec room, a kitchen, an office, a massive bedroom, a full 4pc bathroom and laundry. Take pleasure in the brand new deck that overlooks the serene greenspace. With additional highlights such as extra high vaulted ceilings, two hot water tanks, and two furnaces, this home truly stands out.