



**24 Del Ray Close NE
Calgary, Alberta**

MLS # A2155278



\$784,999

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,171 sq.ft.	Age:	1996 (28 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, See Remarks, Separate Entrance, Skylight(s)		

Inclusions: Refrigerator(2), Stove(2), Dishwasher, Washer/Dryer

| 6 BED | 3 FULL BATH | 2 HALF BATH | 2,171.2 SQFT ABOVE GRADE | 3,082.4 SQFT TOTAL | ILLEGAL SUIT | SEPARATE WALK-OUT BASEMENT | ATTACHED DOUBLE GARAGE | Welcome to this stunning home nestled in the heart of Monterey Park. Boasting 4 bedrooms above grade, 2 full baths, and a half bath, this residence also features a 2-bedroom, 1.5-bathroom illegal basement suite with a separate entrance and its own laundry connections. The illegal basement suite offers additional living space or rental potential. Nearly all the appliances in this home are brand new and have never been used! Recent upgrades include brand new carpeting throughout, fresh flooring in the basement, a newly installed kitchen, and beautifully refinished hardwood floors on the main level, perfectly complementing the home's wooden features. The home also includes an attached double car garage, a charming front lawn, and a fenced, paved backyard complete with a large deck and a sunroom extension accessible from both inside the home and the backyard. Located conveniently near multiple shopping amenities, bus stops, schools, playgrounds, community centers, and bike paths, this home also offers quick access to major highways such as 16th Ave and Stoney Trail. 24 Del Ray Close NE has been meticulously maintained, and with all the recent upgrades, it's ready to welcome you and your family!