



GRASSROOTS
REALTY GROUP

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315 Costa Mesa Close NE
Calgary, Alberta

MLS # A2197748



\$585,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,520 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to your future home in northeast Calgary, where comfort meets potential in this charming 4-bedroom, 3.5-bathroom detached single-family residence. Nestled in a quiet close, this home offers an impressive 2411 square feet of developed living space designed to suit a family's needs while providing opportunities for personal customization. As you step inside, you'll find large, flexible living spaces that promise an immediate sense of warmth and functionality. Three of the home's bedrooms are situated upstairs, with a fourth in the basement, allowing for a vibrant family living experience with enough room to accommodate changing needs and preferences over time. The heart of this home is its main floor, which features a modern open kitchen with granite counters, a large family room, and flexible dining/living rooms, leaving the space completely adaptable to your family's style. The oversized back deck adds an additional layer of appeal, imagine hosting summer barbecues or family gatherings with ease! Upstairs there are no carpets, perfect for those with allergies! The primary bedroom benefits from hardwood floors, a walk in closet and a renovated ensuite. The basement is fully developed, and includes its own 4 piece bathroom, a good sized bedroom, an additional storage room, and a large recreational/games room that spans over most of the basement. This is the perfect setup for someone who wants their own space within the house, or simply a great additional space to host family activities away from the main floor of the house. Convenience continues with a double detached garage, offering ample storage and parking solutions. For growing families, the nearby greenspace equipped with a playground offers a natural extension to your home's recreational opportunities. This property combines move-in readiness with the freedom to infuse your personal

style, making it an ideal choice for those who see their home as both a cozy haven and a canvas for your own creative flavor. Seize the opportunity to make this adaptable Calgary home your own, and step into a blend of comfort and potential. View 3D tour/multimedia/virtual tour