



**77 San Diego Crescent NE
Calgary, Alberta**

MLS # A2202384



\$679,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,670 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Granite Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

****OPEN HOUSE ON SUNDAY, APRIL 6 2-4PM.** Welcome to 77 San Diego Cres, a stunning previous showhome and newly renovated 4-level split that seamlessly blends modern elegance with the warmth of ageless oak wood. Nestled on a quiet street in the well-established community of Monterey Park, this home offers brand-new finishes throughout while maintaining a timeless charm. This home offers total 3 FULL baths and 3 LARGE bedrooms and 1 in the basement ready for an egress window. Step inside to a bright and airy formal gathering space, where luxury vinyl plank flooring and contemporary light fixtures set a sleek, modern tone. The open-concept kitchen is a true statement piece, featuring brand-new stainless steel appliances, black quartz countertops, a marbled tile backsplash, and crisp white cabinetry, all beautifully complemented by rich oak accents that bring warmth and character. The spacious dining area with gas fireplace flows effortlessly into the backyard, where a large deck, a fenced yard, and an RV parking pad offer both functionality and privacy. Gates open to the back alleyway, providing easy access for vehicles, trailers, or additional storage. A storage shed completes the outdoor space, offering even more convenience. The primary bedroom is a true retreat, with a walk-in closet and enhanced by sleek potlights above the bed that create a bright yet relaxing ambiance, perfectly complementing the home's modern aesthetic. One of the home's standout features is the third level, offering additional living space that enhances both comfort and functionality. Perfect for multi-generational living, this level boasts a generous family room with a cozy fireplace, a full bathroom, and a bedroom conveniently located just steps from the kitchen—ideal for aging parents or guests seeking privacy and accessibility. Heading down to the

basement, you'll discover a unique crawlspace, which can be split into two functional areas—half dedicated to storage and half designed as a playful hideaway for kids. This level also features a flex space that can serve as a home office, along with a room and a walk-in closet. The 3rd level & basement have the possibility of a conversion to a suite; a secondary suite would be subject to approval and permitting by the city/municipality. Located just minutes from McKnight Blvd and Stoney Trail, this home offers quick access across the city, while being surrounded by scenic walking paths and parks. With a fresh, modern renovation that thoughtfully preserves the beauty of oak wood throughout, this home is the perfect blend of contemporary style and timeless appeal. This home has a new hot water tank, and roof replaced in the last few years. This home is AS-IS, move-in ready and waiting for you—book your private viewing today!