



GRASSROOTS
REALTY GROUP

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165 San Fernando Place NE
Calgary, Alberta

MLS # A2209304



\$639,999

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,483 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Irregular Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This charming two-story home, offering 1,482.50 square feet of thoughtfully designed living space, is located in the desirable community of Monterey Park. The property features a convenient front double attached garage, providing easy access to the home and additional storage space. A paved back lane adds to the home's appeal, offering extra privacy and accessibility. The main floor presents an inviting layout, with spacious living and dining areas, perfect for entertaining or relaxing with family. The well-equipped kitchen is ideal for cooking and hosting, with ample counter space and storage. Upstairs, you'll find three generously sized bedrooms, each offering plenty of room for personalization. The master bedroom features a full ensuite bathroom, as well as a walk-in closet, providing ample space for your wardrobe and accessories. The home includes a total of two full bathrooms and two half bathrooms, ensuring convenience for family members and guests alike. The finished basement is a standout feature, offering two additional rooms that can be used for a variety of purposes such as extra bedrooms, a home office, or a recreational space. A convenient half bathroom is also located in the basement, enhancing the space's functionality. Step outside to the spacious backyard, where you'll find a large deck that is perfect for outdoor dining, entertaining, or simply relaxing while enjoying the serene surroundings. The backyard offers ample space for children to play, gardening, or hosting family barbecues. This home is situated in a quiet and family-friendly neighbourhood, offering both comfort and convenience. The combination of the finished basement, spacious bedrooms, and private backyard makes this home an ideal place for creating lasting memories with loved ones.

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