



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**7117 California Boulevard NE
Calgary, Alberta**

MLS # A2287644



\$699,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,414 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptionally well maintained 3 level split in Monterey Park, offering over 2,400 sq ft above grade, plus an additional 600+ sq ft on the lower level and an expansive storage area. Over 3000 square feet of developed living space! This home features 4 bedrooms above grade, 3 full bathrooms, vaulted ceilings, loft style bonus room, family room, living room, basement rec room, and an attached double garage. Many updates have been completed throughout including the impressive ensuite bathroom! Step inside and be greeted by soaring vaulted ceilings that create an open, airy feel throughout the main living areas. Natural light floods the space, highlighting the pride of original ownership and thoughtful updates throughout. The exterior has been recently refreshed with elastomeric paint, updated window cladding, and a roof replaced approximately in 2016. The attached double garage is a standout feature, complete with epoxy flooring, new garage door and motor, and clean, durable finishes. All windows have been professionally maintained with Chinook Glass seal replacements, improving efficiency and longevity. The kitchen includes newer appliances; dishwasher, fridge, and hood fan. Making it move in ready. Comfort is covered year round with a commercial sized air conditioning unit, furnace under 10 years old, new humidifier, and an electronic air cleaner (no filter replacements required). Designed for flexibility and multigenerational living, this home offers: 4 bedrooms above grade, Main floor bedroom with a full handicap accessible bathroom (ideal mother-in-law setup), bonus room, Separate side entrance and additional rear entrance, Beautiful hardwood on the main, Second floor walkout, All new higher comfort toilets, Eavestrough covers to prevent debris buildup, and a TELUS monitoring system Enjoy outdoor living on the brand new \$10,000

wraparound deck, perfect for entertaining or relaxing evenings. The separate entrance is placed in the perfect location for future potential opportunities. With vaulted ceilings, extensive mechanical upgrades, separate access points, and thoughtful accessibility features, this Monterey Park home offers incredible versatility and long-term peace of mind.