



**70 Pasadena Gardens NE
Calgary, Alberta**

MLS # A2296292



\$639,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,549 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Walk-In Closet(s)		

Inclusions: Pool, Shed x2

Discover this well-maintained detached home on a quiet street in Monterey Park. This charming 3-level split offers over 2,300 sq ft of thoughtfully designed living space, complete with 4 bedrooms, 2.5 baths, and a double attached garage. The main floor welcomes you with beautiful hardwood flooring and a bright, spacious living room highlighted by large south-facing windows. The kitchen impresses with warm wood cabinetry, quartz countertops, and a cozy breakfast nook framed by expansive windows. Just steps away, the inviting family room features a wood-burning fireplace, perfect for relaxed evenings at home. Upstairs, you’ll find three generously sized bedrooms, including the primary retreat with a walk-in closet and a private 3-piece ensuite. The fully finished basement adds even more versatility, offering a large recreation room and a fourth bedroom - ideal for guests, teens, or a home office. This home is poly-b free, providing added peace of mind. Step outside to your own private oasis that includes a large deck and a 4.5-ft deep heated pool with a chlorine dispenser, ready for summer fun and memorable gatherings. The double attached garage pairs with a large driveway, offering ample parking for multiple vehicles. Situated close to schools, playgrounds, shopping, and dining, this property delivers exceptional comfort and convenience in a welcoming, family-friendly neighbourhood. Don’t miss your opportunity to make this wonderful home yours, book your private showing today