



GRASSROOTS
REALTY GROUP

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21 La Valencia Green NE
Calgary, Alberta

MLS # A2333066



\$699,500

Division:	Monterey Park		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,761 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Other
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, No Animal Home, No Smoking Home

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

Inclusions: None

WOW! Welcome to this beautifully upgraded 5-level split home, ideally situated on a pie-shaped corner lot directly beside a park! This spacious property offers an excellent combination of comfort, functionality, and future potential, with convenient access to schools, transit, parks, playgrounds, shopping, and major highways. Perfect for a growing or larger family, this home features 4 bedrooms, 3 full bathrooms, and 1 half bathroom, along with a front double attached garage and a spacious backyard with two-tiered decks, perfect for entertaining family and friends. Recent upgrades include a new hot water tank, new furnace, and rough-in for air conditioning. The main floor welcomes you with a bright living room and an upgraded kitchen featuring granite countertops, stainless steel appliances, and ample cabinetry. A door from the kitchen provides easy access to the backyard deck, making outdoor entertaining convenient. The second level offers a spacious primary bedroom with a 4-piece ensuite bathroom, two additional good-sized bedrooms, and a shared 4-piece bathroom. The third level features a comfortable family room with a fireplace, a 2-piece bathroom combined with the laundry area, direct access to the garage, and a patio door leading to the second backyard deck. The fourth level provides even more living space with one bedroom and a recreation room, ideal for entertainment, a games area, or a family retreat. The basement includes a 4-piece bathroom and a furnace room, with additional space that could accommodate another bedroom. The large pie-shaped lot offers excellent future possibilities. A fantastic opportunity to own a spacious home with plenty of room for your family and exciting future potential. This home won't last long! Be the first to view it — contact us or your favourite REALTOR® today to book your private showing.

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