



GRASSROOTS
REALTY GROUP

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4249 Catalina Boulevard NE
Calgary, Alberta

MLS # A2335585



\$549,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	901 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

****2 Bedroom Illegal Basement Suite**** Welcome to this BEAUTIFUL 5 Bedroom and 3 Bathroom Must see ! Farmhouse style fully remodeled Bi-level. Quiet Neighborhood and perfect house | NO EXPENSES SPARED! Check out this EXTENSIVELY renovated, luxurious show-stopping home! Striking and inviting, extensive list of upgrades and superior quality. Abundant natural light throughout the home from the many over sized windows. Luxury vinyl plank flooring . Stunning living area and formal dining space, designer lighting and open sight lines to the kitchen. The spectacular gourmet kitchen and living space, boasting farmhouse style cabinetry with soft close drawers, Expensive stainless steel Brand new appliances French door fridge ,Electric Stove, dishwasher and washer dryer. The impressive master retreat contains a large built-in organizers. Fully tiled over sized shower with glass door, custom vanity , quartz counter tops, and porcelain tile floor. 2 other bedrooms share the main bathroom which features a fully tiled shower and bathtub, a custom vanity with quartz counter tops and porcelain tile floor. Fully Finished Illegal basement Suite with separate entrance offers an abundance of space, 2 generous size Bedrooms and 4pc bathroom and Brand new Custom Kitchen Cabinets. Lower level has separate laundry. The large quiet backyard offers great privacy. Newer high efficiency furnace. Brand New Plumbing. All New Copper wiring. This family-oriented community has access to the best schools. Truly an amazing home. endless green space.