



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**74 San Diego Manor NE**  
**Calgary, Alberta**

**MLS # A2338158**



**\$575,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Monterey Park                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bi-Level                                                                   |               |                   |
| <b>Size:</b>     | 1,046 sq.ft.                                                               | <b>Age:</b>   | 1996 (30 yrs old) |
| <b>Beds:</b>     | 5                                                                          | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                                     |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Low Maintenance |               |                   |

|                    |                                                    |                   |      |
|--------------------|----------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Track Lighting, Vinyl Windows

**Inclusions:** Tool cabinets and workbench in garage, kitchen table/island and chairs, pool table, shuffleboard table, all tv's and tv mounts, 2 x sheds

Proudly offered by the original owners, this beautifully maintained and fully developed bi-level home showcases exceptional pride of ownership throughout. Featuring 5 bedrooms, 3 full bathrooms, and over 2,000 sq. ft. of developed living space, this property offers plenty of room for growing families, multi-generational living, or those who simply appreciate extra space. Upon entering, you'll be welcomed by a spacious foyer with an open view up toward the bright kitchen, living room, and dining room area. The primary bedroom is a private retreat, complete with a 5-piece ensuite and patio doors leading to a lovely rear deck overlooking the backyard. Two additional bedrooms and a 4-piece bathroom complete the main level. The kitchen is both functional and inviting, offering ample cabinetry, a corner pantry, generous counter space, and a convenient breakfast bar. A large movable island provides additional storage and dining space and is included with the home. From the dining area, patio doors open to a sunny south-facing side deck with access to the low-maintenance backyard. Designed for easy upkeep, the backyard features extensive concrete finishing, newer vinyl fencing, and two storage sheds, including one with pass-through access to the paved back lane. The fully developed basement offers outstanding additional living space, including a spacious recreation room complete with a pool table and shuffleboard (both included), two more bedrooms, a full bathroom, and excellent storage areas. A separate walk-up entrance provides potential for basement development changes, subject to City approval. Major updates include the roof and hot water tank replaced in 2017. The furnace has been regularly serviced through a maintenance program, with the furnace motor recently replaced, providing added peace of mind. The heated attached double garage has

been thoughtfully maintained as an entertaining and gathering space and has never been used for vehicle parking. There are also two natural gas BBQ hookups, making outdoor entertaining a breeze. Situated on a desirable corner lot, the property offers a generous side yard and abundant parking. With quick access to McKnight Boulevard and Stoney Trail, commuting anywhere in the city is convenient and efficient. Uniquely positioned within Monterey Park and competitively priced, this exceptional property is a must see. Contact your favourite REALTOR® today to book your private showing.