



GRASSROOTS
REALTY GROUP

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7276 California Boulevard NE
Calgary, Alberta

MLS # A2339477



\$774,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,027 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this impressive two-storey home in the established community of Monterey Park, offering over 2,000 sq ft above grade plus a fully finished basement — ideal for growing families or multi-generational living. Step into a grand foyer with soaring vaulted ceilings and an elegant chandelier, setting the tone for this beautifully designed home. The formal living and dining areas offer a sophisticated space for entertaining, while the large kitchen impresses with rich dark cabinetry, granite countertops, a tile backsplash, and a full stainless steel appliance package including a built-in wall oven and microwave. A generous island with bar seating anchors the space. The adjoining family room features a cozy fireplace with custom built-in shelving perfect for everyday living. A versatile den, main-floor laundry, 2-piece powder room, and access to the attached garage complete this level. Upstairs, the primary bedroom offers a peaceful retreat complete with a walk-in closet and private 4-piece ensuite featuring a jetted soaker tub and glass shower. Two additional well-sized bedrooms share a full 4-piece bathroom, providing comfortable space for family or guests. The fully finished basement extends the living space significantly, featuring a large recreation room, a den, a dedicated office, a walk-in closet, a 4-piece bathroom, and a utility/storage area offering excellent flexibility for a home gym, media room. On the exterior this home has a classic stucco exterior with warm, inviting curb appeal, an attached garage and is located close to schools, and amenities. The backyard offers a private, fenced yard with a concrete patio area a great space for outdoor gatherings, parking, or storage.