



GRASSROOTS
REALTY GROUP

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7165 California Boulevard NE
Calgary, Alberta

MLS # A2345462



\$649,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,311 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Vaulted Ceiling(s)		

Inclusions: N/A

Fully renovated , This former show home is meticulously cared for and shows pride of ownership! Easy to please palette with neutral paint and flooring colors. The front facing formal dining room (or flex area) has decorative ceiling cornice and a sunny bay window. Fresh white cabinetry, peninsula island, glass door inserts, fridge, stove, dishwasher and stainless fridge in the kitchen. The main floor plan is perfect for easy flow between the kitchen, spacious eating nook and living room. Windows and vaulted ceilings add to the openness of the space. There is a cozy gas fireplace to add warmth on the cooler days. Patio access to the west facing back deck (14x9) which is covered in durable and easy care newer trek decking. Upper cabinets provide extra storage in the main floor laundry. The Master bedroom has decorative wood detail and vaulted ceilings as well as a walk in closet and jetted tub and shower en suite. The lower level has two more bedrooms and a very large open rec are as well as a 3 piece bath. There is RV parking in the rear with convenient power and water hook ups .