



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7212 California Boulevard NE
Calgary, Alberta

MLS # A2346228



\$649,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,649 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Fireplace Insert, Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Wood
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)

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

Inclusions: NA

Spacious Bi-Level Beauty & Almost 1700 SqFt with 5 Beds, 3.5 Baths, Welcome to this beautiful and spacious bi-level home, a fantastic fit for families, multi-generational households, or anyone in need of extra living space. The main level features 3 well-proportioned bedrooms, including a generous primary retreat complete with a private ensuite and walk-in closet. Rich hardwood flooring flows throughout the main level, complemented by vaulted ceilings and a bright, open-concept layout that makes the home feel both airy and inviting. At the heart of the home is an upgraded kitchen designed to impress, featuring quality raised-panel cabinetry, modern appliances, a gorgeous centre island ideal for gathering, and a convenient corner pantry for extra storage. Large bi-level windows flood the space with natural light throughout the day, while the bright dining nook offers direct access to the spacious rear deck & the perfect spot for morning coffee, evening entertaining, or summer BBQs with family and friends. The fully developed lower level adds exceptional versatility, boasting a separate entrance, its own kitchen, 2 additional bedrooms (including one with its own 4-piece ensuite), a large recreation room ideal for movie nights or a home gym, and an additional 2-piece bathroom. Whether you're accommodating extended family, hosting guests, or exploring income potential, this lower level delivers flexible, functional space to suit your needs. Outside, the home is finished with durable stucco siding, a roof approximately 5 years old, a large driveway with ample parking, and a double attached garage for year-round convenience. The location is truly ideal & within walking distance to schools, scenic walking trails, and a nearby shopping plaza, with quick and easy access to Stoney Trail, 16th Avenue, and 32nd Avenue for effortless commuting.

across the city. This spacious, well-maintained home offers an outstanding combination of comfort, functionality, and location. Don't miss your opportunity to make this exceptional property your new home!