



GRASSROOTS
REALTY GROUP

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132 San Diego Green NE
Calgary, Alberta

MLS # A2348065



\$619,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,162 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Dishwasher-Built in, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Range Hood

Welcome to this beautifully maintained and thoughtfully designed 4-level split home, ideally positioned directly across from a peaceful green space and park in the desirable community of Monterey Park. From the moment you step inside, you'll appreciate the spacious layout, abundance of natural light, and thoughtful design throughout. The main level showcases soaring vaulted ceilings and a skylight, creating an impressive sense of openness. The spacious living and dining areas provide an inviting setting for both everyday living and entertaining, while the well-appointed kitchen features stainless-steel appliances, abundant cabinetry, a pantry, and a bright breakfast nook overlooking the backyard. The upper level offers three spacious bedrooms, including a generous primary retreat complete with a private ensuite. A second full bathroom completes this level. The third level offers exceptional versatility with a large family room centred around a cozy corner fireplace, a fourth bedroom, and an additional full bathroom—an ideal space for guests, teenagers, or relaxing with family. The fully finished basement extends the living space even further, offering a large recreation room, private den or home office, dedicated laundry area, and ample storage. Adding to the appeal, the entire home is carpet-free, featuring durable laminate flooring throughout, complemented by ceramic tile in the kitchen and bathrooms. Numerous updates provide peace of mind, including new shingles installed in 2021, fresh professional interior paint, a new hot water tank, and professional servicing and cleaning of the furnace and duct system. A new, compliant Real Property Report (RPR) is also available. Outside, the backyard offers a private space to enjoy the warmer months, complete with two mature apple trees that add beauty and character to the property. Perfectly situated in an

established, family-friendly neighborhood and just moments from parks, playgrounds, schools, and everyday amenities, this exceptional home offers the space, functionality, and location today's buyers are looking for. A rare opportunity to own a spacious and beautifully maintained home in Monterey Park.