



GRASSROOTS
REALTY GROUP

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119 Pasadena Green NE
Calgary, Alberta

MLS # A2348496



\$799,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,924 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Storage, Wired for Sound		
Inclusions:	Refrigerator in garage		

Nestled in a quiet cul-de-sac and facing a beautiful park with mature trees, slides, and swings, this extensively renovated home offers an exceptional combination of comfort, space, and convenience. With more than \$50,000 in upgrades, it is move-in ready and designed for modern family living. Recent improvements include new flooring and paint, a new furnace and central air conditioning, updated cabinets, quartz countertops, zebra blinds, a kitchen island with stylish sink, new toilets and sinks, a standing shower, a family-room feature wall, an electric fireplace, modern light fixtures, updated faucets, and a new garage door. The home also features new stainless-steel appliances, including an electric stove, microwave hood fan, dishwasher, double door refrigerator, washer, and dryer. Inside, you will find five bedrooms, generous flex spaces, a home theatre, and built-in speakers. Outside, the expansive backyard offers a storage shed and convenient rear access for RV parking. A heated garage and central air conditioning provide year-round comfort. Everyday amenities are close at hand, with bus stops approximately a four-minute walk away and an elementary school about a six-minute walk away. A hospital and shopping malls are also within a 10-minute drive. This is a rare opportunity to enjoy a spacious, thoughtfully upgraded home in a family-friendly location.