



GRASSROOTS
REALTY GROUP

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157 Saratoga Close NE
Calgary, Alberta

MLS # A2348692

\$564,500

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,189 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: NA

Welcome to this beautiful, a well-kept and thoughtfully laid-out home in the highly desirable community of Monterey Park. Offering approximately 1,190 sq. ft. on the main level, this spacious home features a functional open-concept floor plan with plenty of natural living space and room for the whole family. The main level offers three comfortable bedrooms and two full bathrooms, including a well-appointed primary bedroom, along with a bright and inviting living area, dining space, and kitchen designed for everyday living and entertaining. The open layout creates a seamless flow between the main living spaces while providing plenty of flexibility for your lifestyle. The fully developed basement adds even more versatility, featuring two additional bedrooms and a full bathroom, making it ideal for a growing family, guests, teenagers, or additional living space. A major highlight is the attached front double garage, providing secure parking and valuable storage space. Step outside to enjoy the rear deck and generously sized backyard, offering a great setting for summer gatherings, outdoor dining, or simply relaxing at home. Located in a prime and highly convenient location, this property is close to schools, shopping, parks, walking paths, public transit, and everyday amenities. With easy access to Stoney Trail and major roadways, commuting throughout Calgary and to surrounding areas is convenient. Well maintained, spacious, versatile, and ideally located — this offers an excellent opportunity to own a comfortable family home in a sought-after community.