

**235 California Place NE
 Calgary, Alberta**

MLS # A2177185



\$874,999

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,238 sq.ft.	Age:	1992 (33 yrs old)
Beds:	6	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Amazing Location | Walk-Out Basement | Fully Renovated | Triple Car Garage | Backs onto Greenspace | New Lux Windows & Roof | New Hot Water Tank | Nestled in a cul-de-sac, this impressive 2-storey home in Monterey Park Estates offers the perfect blend of luxury and functionality. Situated on a huge lot with greenspace views, this home has been fully renovated and boasts over 3,400 sq. ft. of living space. This impressive property boasts 6 bedrooms and 4 full bathrooms. The main floor features a spacious bedroom with a walk-in closet, a full bathroom, a living room, a family room, and a deck perfect for relaxing. On the upper level, you'll find an enormous master bedroom complete with a 5-piece ensuite and walk-in closet, as well as two additional well-sized bedrooms, a shared 5-piece bathroom, a balcony, and a cozy loft area. The 2-bedroom illegal basement suite boasts a large recreation room, a kitchen, an oversized 12' x 19' bedroom, a second bedroom, a 4-piece bathroom, and a laundry area. The basement is currently rented out for \$1,600, providing excellent rental potential. Additional standout features include extra high vaulted ceilings, dual hot water tanks, and two furnaces, making this home truly exceptional and ensuring year-round comfort.