



91 Catalina Circle Calgary Alberta

\$374,900

****WATCH VIRTUAL TOUR**** Welcome to this bright and spacious bungalow-style home nestled in the sought-after community of Monterey Park. Perfect for families, downsizers, or anyone looking for generous living space in a peaceful neighborhood, this home offers comfort, function, and room to grow. Inside, you'll find two exceptionally large bedrooms, each thoughtfully designed for comfort. The primary suite is a true retreat, featuring a spacious layout, a walk-in closet, and a private four-piece ensuite bathroom. The second bedroom is ideal for children or guests, offering ample room and large windows that let in plenty of natural light. The heart of the home is the open-concept kitchen, dining, and living area—perfect for both everyday living and entertaining. The kitchen is outfitted with classic white cabinets and includes a breakfast bar, making casual meals and conversations easy. Vaulted ceilings enhance the sense of space, while a cozy gas fireplace in the living area creates a warm, welcoming atmosphere. Just off the dining and living room, you'll step out onto a private patio complete with privacy screens, which opens to a quiet green space—ideal for enjoying morning coffee or evening relaxation. Flooring throughout the home includes a mix of linoleum, carpet, and vinyl, offering both comfort and practicality. The main bathroom is a well-maintained three-piece, serving guests and the second bedroom with ease. The home also includes a single attached garage for convenience and secure parking. In the basement, you'll find a full, unfinished space brimming with potential. There's an abundance of storage space, a stacked washer and dryer, and enough room to develop two additional bedrooms along with a recreation or media room—tailor it to your needs. The large hot water tank was replaced in 2022, and the dishwasher was also updated that year. In 2024, all north-fac...

Recreational, Games room 23.75 Ft x 13.75 Ft

3pc Bathroom 5.75 Ft x 7.00 Ft

4pc Bathroom 4.92 Ft x 8.42 Ft

Bedroom 10.25 Ft x 13.83 Ft

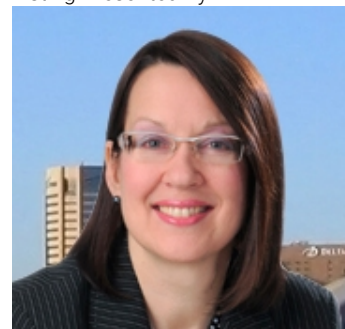
Dining room 15.92 Ft x 6.67 Ft

Kitchen 13.17 Ft x 9.92 Ft

Living room 16.17 Ft x 12.25 Ft

Primary Bedroom 10.25 Ft x 13.75 Ft

Listing Presented By:



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