



## 235 California Place Calgary Alberta

\$879,999

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 12'5" x 19'7" 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. (id:6769)

5pc Bathroom 3.05 M x 1.52 M

5pc Bathroom 3.05 M x 2.31 M

Primary Bedroom 4.95 M x 5.01 M

Bedroom 3.02 M x 3.91 M

Bedroom 3.05 M x 3.71 M

Other 3.05 M x 1.63 M

4pc Bathroom 2.74 M x 2.26 M

Bedroom 3.79 M x 5.97 M

Bedroom 3.02 M x 3.41 M

Recreational, Games room 7.67 M x 4.98 M

Storage 2.44 M x 2.39 M

Furnace 3.07 M x 2.39 M

4pc Bathroom 2.46 M x 1.47 M

Bedroom 3.28 M x 3.40 M

Dining room 3.66 M x 2.95 M

Family room 5.84 M x 4.93 M

Kitchen 3.18 M x 3.73 M

Living room 3.68 M x 5.56 M

Listing Presented By:



Originally Listed by:  
eXp Realty



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