



# 235 California Place Calgary Alberta

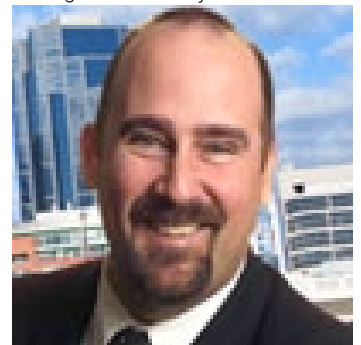
\$885,000

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 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 10.01 Ft x 5.00 Ft  
5pc Bathroom 10.01 Ft x 7.58 Ft  
Primary Bedroom 16.24 Ft x 16.44 Ft  
Bedroom 9.91 Ft x 12.83 Ft  
Bedroom 10.01 Ft x 12.17 Ft  
Other 10.01 Ft x 5.35 Ft  
4pc Bathroom 9.00 Ft x 7.41 Ft  
Bedroom 12.43 Ft x 19.59 Ft  
Bedroom 9.91 Ft x 11.19 Ft

Recreational, Games room 25.16 Ft x 16.34 Ft  
Storage 8.01 Ft x 7.84 Ft  
Furnace 10.07 Ft x 7.84 Ft  
4pc Bathroom 8.07 Ft x 4.82 Ft  
Bedroom 10.76 Ft x 11.15 Ft  
Dining room 12.01 Ft x 9.68 Ft  
Family room 19.16 Ft x 16.17 Ft  
Kitchen 10.43 Ft x 12.24 Ft  
Living room 12.07 Ft x 18.24 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca