



## 326 California Place Calgary Alberta

\$668,000

This exceptionally renovated, move-in ready, 2045 sq foot home nestled in a quiet cul-de-sac in the California estates area of Monterey Park is waiting for its new family. Your new home has everything you need for your family: a large yard, mature trees, a private covered front porch, friendly neighbours and a close-knit community, along with a separate, fenced dog run for your pup. Natural light flows throughout this freshly painted house, which features a drop-down vaulted ceiling, with large windows from the front to the back with four skylights, including one in the entrance and two in the kitchen, with custom-designed privacy shades in the windows that are blackout & fireproof. In the evening, the home shines with upgraded pot lights throughout the house. The kitchen has gorgeous granite countertops with a large kitchen nook and a bay window. Impeccably maintained wood detailing brings a subtle elegance, complementing the new, extra-thick, vinyl plank flooring and carpet on the main level. In the back living room, a wood-burning fireplace with a gas starter surrounded by built-in shelving units complements the cozy atmosphere of the living space. Upstairs, the primary bedroom has a lighting upgrade, a bay window, a walk-in closet, and an extra-large spa bathroom with jetted tub and stall shower. The upgraded sink fixtures feature temperature-indicating lighting for child safety and ease of use during the night. The secondary bathroom has also had the surround and counters re-finished and includes the fourth skylight, giving you impeccable lighting for getting ready. Downstairs, the almost 1100 sqft undeveloped basement has upgraded nine-foot ceilings and an ultra-functional layout to design your perfect basement. Outside, the extra-large, 40' by 12' double gated patio provides tons of space for entertaining and includes an upgraded aluminum deck railing - spe...

4pc Bathroom 9.25 Ft x 5.00 Ft

5pc Bathroom 6.75 Ft x 12.50 Ft

Bedroom 9.33 Ft x 16.17 Ft

Bedroom 9.83 Ft x 13.92 Ft

Primary Bedroom 12.00 Ft x 17.25 Ft

Other 38.17 Ft x 40.83 Ft

Breakfast 9.50 Ft x 16.58 Ft

Dining room 15.58 Ft x 10.25 Ft

Kitchen 10.58 Ft x 12.00 Ft

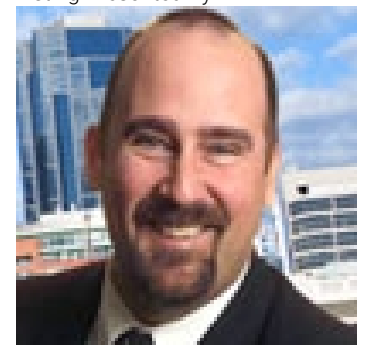
Laundry room 5.50 Ft x 9.83 Ft

Living room 19.17 Ft x 13.00 Ft

Family room 11.92 Ft x 15.00 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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2pc Bathroom 3.25 Ft x 9.83 Ft

Office 11.92 Ft x 15.00 Ft