

2858 Catalina Boulevard NE
Calgary, Alberta

MLS # A2178192



\$649,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,678 sq.ft.	Age:	1989 (35 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Window Coverings

Wonderful family home located in a great community. This two storey home has been well maintained. With an open floorplan that is functional, cozy and modern. The main floor boasts a large living room and dining area, wide open kitchen with additional dining and a sunken family room adjacent. The side entry has a laundry area and two piece bath as you proceed to the garage man door. Upstairs are three bedrooms, additional bathroom and a huge primary complete with a full ensuite bathroom. Developed basement with super high ceilings third family room , additional bedroom, full bath and storage / mechanical. Located in a playground zone, mere steps away from the school and a really nice playground out the back, this is truly a 5 star location. Please see the the floorplans and drone photos. Call for your private showing.