

282 Catalina Place NE
Calgary, Alberta

MLS # A2215777



\$775,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,215 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: TV mount in living room, , shed

The perfect home does exist – at the end of a quiet cul-de-sac, backing onto the park next to the community centre, and in Monterey Park's desirable Catalina Estates. Picturesque curb appeal greets you as you pull onto the driveway and the inviting feel continues inside, where a grand entryway welcomes you home with soaring ceilings. A mix of updates and classic details infuse character, beginning with natural oak woodwork alongside newer hardwood floors. A sunny living room looks out a south-facing bay window, and the open design flows into a formal dining area that begs to host big dinners. In the kitchen plentiful cabinetry also in oak forms a rich contrast with dark countertops and upgraded stainless appliances. The dining nook takes in views of the backyard and the park and is sure to become a favourite spot to sip coffee while keeping an eye on the kids – or open the door to head out to the composite deck. An adjacent living area features stunning built-ins and a wood-burning fireplace with the convenience of a built-in gas starter, turn the key and the gas starter ignites your firewood quickly and easily, and more large windows showcase the scenic surroundings. This level also holds a laundry room and a half bath off the entryway from the double attached garage. Upstairs, the primary suite is set into floor-to-ceiling bay windows, and it takes up the entire front of the house, with dual closets leading to the ensuite, where you will find dual sinks, a standup shower and a separate jetted soaker tub. Three more bedrooms on this storey are a coveted layout for bigger families, and they share the main bathroom in the hall. Downstairs, the finished basement is ready for all your activities, offering plenty of room for your home theatre set up, plus games areas and your gym equipment or a play area in the rec room. There is

another bedroom here, great for the home office or overnight guests, and you will also appreciate another two-piece bathroom, plus tons of storage for your seasonal items in the utility room. Outside, the deck is massive, giving you space to grill, dine, and just relax. The slate profile roof (installed in 2011) and new windows (installed in April of 2015) are great upgrades. A huge lawn will impress kids and pets, and if they need more room to run, you can take them out the back gate directly onto the pathways or into Monterey Park. The location is phenomenal. A short walk across the field takes you to the tennis courts, playground, toboggan hill, school, the community centre. Down the street, the local shopping plaza includes everything you need day-to-day, while 16th Avenue and Stoney Trail make getting around the city a breeze, whether you commute in for work, or visit other communities to see friends. You could even pop over to Chestermere to get out on the lake. Call today!