

**44 Del Ray Close NE
Calgary, Alberta**

MLS # A2230214



\$615,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,678 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage		

Inclusions: N/A

Welcome to this stylish family home, where modern upgrades meet everyday functionality. As you step through the front door, you're greeted by bright light coloured walls, vinyl flooring, and recessed lighting, creating a sleek, modern atmosphere throughout the main floor. To your right, a spacious family room offers the perfect spot to welcome guests or unwind with loved ones. Continuing through, you enter a beautifully renovated kitchen, featuring white, stylish, full-height shaker-style cabinetry, stainless steel appliances, stone counters, an undermount sink, and a corner walk-in pantry—a perfect blend of elegance and practicality. Adjacent to the kitchen is a dedicated dining area with a stunning chandelier, and a cozy living room with a corner gas fireplace, featuring a fabulous brick surround and wood mantle feature—a true highlight of the space. Upstairs, you'll find two generously sized bedrooms, both featuring deep closets and large windows that bring in abundant natural light. A four-piece bathroom serves these rooms, complete with a full-height tiled tub surround. The primary master suite offers a peaceful retreat, showcasing a massive walk-in closet and a spa-inspired three-piece en-suite. The basement is partially finished and includes a four-piece bathroom with a full-height tiled tub surround, a freestanding pedestal sink, and plenty of room for future development or customization to suit your needs. Step outside to enjoy a large south-facing deck, perfect for sunny days and outdoor entertaining. The fully fenced backyard offers privacy and space for kids or pets to play, and back lane access adds convenience—plus the potential for future RV storage with a gate addition. This beautifully upgraded home is ideally located with quick access to Stoney Trail and just a short walk to nearby schools. Don't miss your chance—book

your showing today!