

**105 Del Ray Road
Calgary, Alberta****MLS # A2252009****\$730,000**

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,715 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Shed

Generate monthly recurring Income with the fully suited & separate entrance basement suite! Welcome to this beautifully updated 4-bedroom, 2-storey home tucked away on a quiet street in desirable Monterey Park. With no neighbours behind, this property offers rare privacy while still being close to parks, schools, shopping, and transit. Inside, you'll love the bright and spacious layout featuring tasteful updates throughout. The main floor has been refreshed with new tile flooring and a modern kitchen complete with quartz counters, stainless steel appliances, and ample cabinetry & counter space. The open design flows seamlessly into the dining and living areas, perfect for family gatherings and entertaining guests. Upstairs you'll find three generous bedrooms, and a wonderful ensuite with a jetted tub, upstairs offers plenty of space for a growing family. The bathrooms have been updated with contemporary finishes, adding both style and comfort. The fully developed SUITED basement is a true highlight of this home. Complete with a private suite and separate entrance, it's ideal for extended family, in-laws, or as a rental income opportunity generating you money every month! Step outside to your backyard retreat where you'll appreciate the peaceful setting with no rear neighbours—a perfect space for summer barbecues, kids to play, or simply relaxing in your own private backyard. With modern updates including quartz countertops, new tile flooring, newer hot water tank, and stainless steel appliances, this home is truly move-in ready. With incredible amenities, such as transit, schools, parks, shopping and easy access to major roadways. If you've been searching for a home that blends comfort, privacy, and functionality with investment potential, then this Monterey Park gem is the one! Schedule your private showing today and

experience the Monterey Park lifestyle for yourself!