

## 190 Costa Mesa Close NE Calgary, Alberta

**MLS # A2255141**


# \$609,900

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Fully renovated | Oversized corner lot | Oversized double garage | Pride of ownership | 4 bedrooms | Central A/C. This beautifully updated 2 storey in Monterey Park is ready for the next family to enjoy with a thoughtful layout and modern finishes throughout. A neutral colour palette and updated flooring create a fresh backdrop while abundant windows on this corner lot fill the home with natural light. Recessed lighting brightens evenings and clear sightlines connect the relaxing living room with the dining area, perfect for gathering with family and friends. The inviting kitchen inspires culinary adventures with stainless steel appliances, full height cabinetry, ample counter space, an oversized window and room for a breakfast nook where kids can start the day together. A convenient powder room completes the main floor. Upstairs the primary retreat offers a private 3 pc ensuite with a glass shower as well as a custom walk-in closet for a true owner's escape. Two additional bedrooms are spacious and bright, sharing a 4 pc bathroom. Downstairs a huge rec room provides versatile space for movie nights, fitness or play, alongside a 4th bedroom ideal for teens or guests. Outside, the oversized deck designed in a fun pattern sets the stage for summer barbeques while the large grassy area is perfect for kids and pets to run. A charming front porch welcomes morning coffees, while the low-maintenance landscaping adds curb appeal. The oversized double garage accessed by a paved lane offers secure parking and storage. Pride of ownership is evident throughout this property. Families will love the location just around the corner from Costa Mesa Playground and steps to local baseball diamonds, with schools close by. Monterey Park is one of the largest communities in NE Calgary, designed with a California influence and known for its green spaces, parks and amenities. The

Monterey Park Community Association anchors the neighbourhood with programs, sports facilities including soccer fields, tennis courts, baseball diamonds and a toboggan hill. Additional recreation is only a 7 minute drive away at Village Square Leisure Centre and Don Hartman Sportsplex offering year-round swimming, skating, fitness and more. This is a move-in ready family home in a vibrant community!