

# \$775,000 - 282 Catalina Place Ne, Calgary

MLS® #A2215777

**\$775,000**

5 Bedroom, 4.00 Bathroom, 2,215 sqft

Residential on 0.15 Acres

Monterey Park, Calgary, Alberta

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!

Built in 1990

### **Essential Information**

MLS® #	A2215777
Price	\$775,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,215

Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	282 Catalina Place Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6S2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Remarks, Views
Roof	See Remarks
Construction	Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 30th, 2025

Days on Market            1

Zoning                        R-CG

### **Listing Details**

Listing Office               RE/MAX House of Real Estate

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