

**77 Del Ray Road NE**  
**Calgary, Alberta**

**MLS # A2250820**



**\$719,000**

|                  |                                                          |               |                   |
|------------------|----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Monterey Park                                            |               |                   |
| <b>Type:</b>     | Residential/House                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                 |               |                   |
| <b>Size:</b>     | 1,931 sq.ft.                                             | <b>Age:</b>   | 1991 (34 yrs old) |
| <b>Beds:</b>     | 4                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                   |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Rectangular Lot |               |                   |

|                    |                                                                           |                   |      |
|--------------------|---------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Suite                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                           | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s) |                   |      |

**Inclusions:** None

Step into a beautifully designed residence that blends modern elegance with everyday practicality. The main floor features a newly updated kitchen with sleek quartz countertops and stainless steel appliances, flowing into an open-concept layout that includes a cozy family room with a wood-burning fireplace and a spacious living area perfect for entertaining. Enjoy peaceful views from the backyard, which opens onto a serene green space—your private retreat. Upstairs, the primary bedroom offers a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms and a stylish 4-piece bathroom complete the upper level. The lower level includes a 2-bedroom illegal suite with its own kitchen, recreational space, and two full bathrooms—ideal for extended family, guests, or flexible living arrangements. Located in a sought-after neighborhood, this exceptional property offers both luxury and convenience. Don't miss your opportunity—book a private showing with your trusted real estate agent today!