



8035 Laguna Way NE
Calgary, Alberta

MLS # A2285569



\$529,500

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	914 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped		

Heating: Forced Air, Natural Gas, Solar

Water: -

Floors: Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Vinyl Siding

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Closet Organizers

Inclusions: NONE

ORIGINAL OWNERS. THIS HOME FEATURES BEAUTIFUL CURB APPEAL, GRACED WITH TWIN ROMAN PILLARS AND A BAY WINDOW. A VERY POPULAR FORMER DESCON HOMES SHOWHOME. IN THE FALL OF 2025 THE SELLER INVESTED NEARLY \$50,000 TO ENJOY THE EFFICIENCY OF A MODERN 11 PANEL SOLAR SYSTEM. THIS SYSTEM POWERS THE HOUSE AND THE EXTRA POWER GOES BACK TO THE GRID!!! . Three bedrooms up. The Primary Bedroom includes a Closet Organizer; a Private 2-pce ensuite in the with cultured marble sink and modern Dual-Flush toilet. The Main 4-pce bath is enhanced with Telephone Shower Head; Also features Cultured Marble Sink; Ceramic Tiled Floor and Tub Surround also Dual-Flush toilet. The Kitchen and dining room features Ceramic Tiled Floor. The Kitchen also features Double Stainless Steel Sink and Vented Hood Fan. A Walk-in-Pantry; SAMSUNG CERAMIC TOP STOVE WITH VENTED HOOD FAN; 3-DOOR LG FRIDGE WITH BOTTOM FREEZER; WHIRLPOOL DISHWASHER. The Dining Room just off the Kitchen over looks the Very Popular Lower Living Room with 16' Ceiling. The Bay Window enchaces the flow of light into this Main & Lower floor. COZY BBQ DECK OFF DINING ROOM. The VERY OPEN FULLY DEVELOPED Lower Level could possibly give the buyer the opportunity to Modify the Living Room to a Traditional Main Floor LIVING Room and create a Lower Basement Suite with City Of Calgary Approval. Currently a Spectacular 16' Vaulted View from Lower Living Room. ENJOY THE EXTRA LARGE RECREATION ROOM DOWN. THE UTILITY ROOM/LAUNDRY ROOM FEATURES A SAMSUNG FRONT LOAD WASHER AND A PROFILE DRYER. The home is also updated with some Newer Lights; Newer Furnace & Hot water Tank; 4-Ceiling fans and the

Shingles were replaced in 2019. THE SPACIOUS SOUTH FACING YARD WITH TWO STORAGE SHEDS. Located opposite a Cul-de-Sac with a Cute Park. Great Location; On a bus Route; East access to 68 Street; Stony Trail and Trans Canada Highway. Monterey Park is a Very Popular and well Liked Residential Area with School and Community Centre very Close at hand. Easy access and mere Minutes to Popular SUNRIDGE MALL; Monterey Park and Village Square Shopping Complex. Village Square features a Swimming Pool; COSTCO; MARLBOROUGH MALL AND EAST HILL SHOPPING CENTRE.