



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7820 Laguna Way NE
Calgary, Alberta

MLS # A2318522



\$569,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

****Price improved by huge \$30K ****Welcome to this beautiful 2-storey home offering 3 bedrooms and a functional layout in a convenient location across from a park and close to all amenities. The upper level features a spacious primary bedroom with a private ensuite including a jetted tub, along with two additional bedrooms perfect for family, guests, or a home office. The main floor offers both a living room and family room with a cozy fireplace, a kitchen, laundry area, and a half bathroom for added convenience. Step outside to the back deck featuring LED lighting and glass railing, ideal for relaxing or entertaining. The property also includes a back alley, double car garage, and a powered storage shed that is perfect for handyman work, hobbies, or extra storage. With a new roof, great outdoor features, and an excellent location near parks, shopping, schools, and other amenities, this home is a wonderful opportunity for families and buyers looking for comfort and convenience.