



GRASSROOTS

REALTY GROUP

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**7230 Laguna Way NE
Calgary, Alberta**

MLS # A2325299



\$659,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,817 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

****OPEN HOUSE SATURDAY 12- 4 *****WELCOME TO YOUR PRIVATE PARKSIDE RETREAT! Perfectly positioned on a premium lot backing directly onto expansive green space with no rear neighbours, this beautifully updated two-storey offers over 2,450 sq. ft. of developed living space in one of Monterey Park's most desirable locations. Designed with family living in mind, the bright open-concept main floor is anchored by a stunning renovated kitchen featuring full-height cabinetry, quartz countertops, an oversized centre island, new stainless steel appliances and exceptional workspace. New flooring and fresh paint create a clean, modern feel, while the spacious dining area and inviting living room provide the perfect setting for everyday living and entertaining. Upstairs, the thoughtfully designed layout features a spacious bonus room, a generous primary retreat complete with a walk-in closet and private ensuite, plus two additional bedrooms and a full bathroom. The fully finished basement adds even more versatility with a large recreation room, fourth bedroom and another full bathroom—ideal for teenagers, guests or a home office. Step outside and discover what truly sets this home apart. The private backyard opens directly onto beautiful green space, creating an incredible extension of your outdoor living area. Whether you're enjoying your morning coffee on the deck, hosting summer BBQs or watching the kids play, you'll appreciate the privacy and peaceful setting that few homes can offer. Recent improvements include a newer roof (approximately two years old), a beautifully renovated kitchen, quartz countertops, new stainless steel appliances, new flooring and fresh paint. Complete with a double attached garage and ideally located close to schools, parks, shopping, transit and major roadways, this exceptional home is truly move-in ready. Beautiful

homes come along every day. Homes with this backyard rarely do.