



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7269 Laguna Way NE
Calgary, Alberta

MLS # A2330445



\$499,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,296 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Incredible value for this front attached garage, 2-storey home in Monterey Park! Upon entering the home, you'll immediately appreciate the open floor plan, low maintenance flooring and large windows bringing in plenty of natural light. The well-appointed kitchen features stainless steel appliances, a central island and plenty of cabinets for storage. The spacious living room (with a thermostat controlled fireplace) makes entertaining friends and family a delight! A 2-pc powder room and access to your double attached garage are also on this level. Upstairs features 2 large bedrooms (with the ability to split one of the bedrooms into 2), a 4-pc primary ensuite bathroom and a 2nd full 4-pc bathroom. The partially finished basement has 2 more bedrooms and awaits your final touch. Added BONUS: very minimal poly-B in the home, NEW ROOF (2021)! The large backyard with a deck is a nice place to spend your summer evenings! Conveniently located close to multiple grocery stores and shops, within a 3 minute drive to the Monterey Park (K-6) school and within a 20 minute drive to downtown Calgary or via public transit - with a bus stop right across the street! The rest of the city is easily accessed via Stoney Trail and McKnight Blvd. This home is a must-see! Call to book your private showing today.