



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7237 Laguna Way NE
Calgary, Alberta

MLS # A2330677



\$534,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,617 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Refrigerator and Stove in the Lower Level Suite

UPDATED & IMMACULATLY MAINTAINED | WALKOUT ILLEGAL SUITE | NEW DOUBLE DETACHED GARAGE | SUN-FILLED 4-LEVEL SPLIT. Bright, welcoming spaces and thoughtful updates come together in this exceptionally well-maintained 4-level split designed for comfortable everyday living and outstanding flexibility. Vaulted ceilings and oversized windows fill the main living area with sunshine throughout the day, creating a bright and welcoming space to relax or gather with family and friends. Continue into the bayed dining area where numerous windows create an inviting setting for everyday meals or larger celebrations. The updated kitchen pairs timeless style with everyday function, featuring stainless steel appliances, a subway tile backsplash, ample cabinetry and a large pantry that keeps everything organized. Retreat upstairs to the spacious primary bedroom where a walk-through closet leads directly to the updated 4-piece cheater ensuite, while 2 additional bedrooms comfortably accommodate family, guests or a home office. Flexibility continues on the walkout lower level with an illegal suite that enjoys its own separate side entrance, large above-grade windows, an open-concept layout, a comfortable living area, dining space and a full kitchen filled with natural light. Completing the suite, the basement level adds 2 more bedrooms, a stylish 3-piece bathroom and generous storage for seasonal items and everyday essentials. Spend summer afternoons in the backyard where there is plenty of grassy space for children and pets to play before gathering for evening barbecues. Completing the property, the new double detached garage adds secure parking and valuable storage year-round. Life in Monterey Park means enjoying one of northeast Calgary's largest family-oriented communities with parks, green spaces and an active

community association offering sports fields, baseball diamonds, tennis courts, a toboggan hill and year-round programs. Village Square Leisure Centre and the Don Hartman Sportsplex are only minutes away, adding even more recreation opportunities close to home.