



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6934 Laguna Way NE
Calgary, Alberta

MLS # A2330918



\$499,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,478 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		
Inclusions:	N/A		

Thousands of dollars have been invested over the past six weeks to thoughtfully refresh and enhance this inviting 4-level split, including fresh paint, numerous improvements, and the addition of a brand-new 4-piece bathroom. Welcome to this spacious and well-maintained home in the highly sought-after community of Monterey Park NE, offering the perfect combination of comfort, functionality, and convenience. Ideally located close to schools, public transit, daycare centres, shopping, and playgrounds, this home is perfectly suited for families and investors alike. Step inside to a bright and welcoming living room highlighted by a large bay window that fills the space with natural light. The main level also features a generous dining area and a functional kitchen with abundant cabinetry and a large pantry, providing plenty of storage and workspace. Upstairs, you'll find three generously sized bedrooms and a beautifully appointed 4-piece bathroom. The lower level offers a spacious family room—ideal for relaxing or entertaining—along with a walkout entrance to the backyard and a large laundry room for added convenience. Enjoy summer evenings on the expansive backyard deck, perfect for barbecues, outdoor dining, and family gatherings. The fully developed basement includes an illegal suite featuring a separate bedroom, bathroom, living area, and kitchen. Property is easy to show. Quicker possession possible.