



GRASSROOTS
REALTY GROUP

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7198 Laguna Way NE
Calgary, Alberta

MLS # A2345008

\$534,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,420 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Pantry, See Remarks		

Inclusions: Refrigerator, Electric Stove, Built-in Dishwasher, Washer, Dryer, Garage Remote Control (1)

Some homes simply feel right the moment you walk in — and this beautifully finished 2-storey detached home is one of them. From the welcoming main floor layout to the sunlit kitchen overlooking a spacious backyard and deck, every corner is designed for comfort, connection, and everyday living. Upstairs, the private primary retreat offers a peaceful escape with its walk-through closet and 4-piece ensuite. Two additional bedrooms and a full bathroom give your family the space they need to grow, work, or unwind. The fully developed basement is a game-changer — complete with a recreation room, kitchen, bedroom, and full bathroom. Whether you're hosting extended family, giving teens their own hangout, or enjoying the flexibility of an illegal suite, this space adapts to your lifestyle. Step outside and you'll find a large backyard perfect for summer BBQs, cozy evenings on the deck, or letting the kids play freely. And with an attached double-car garage, everyday convenience is built right in. But what truly sets this home apart is the location — you're steps away from bus stops, public transportation, schools, shopping, parks, and everyday amenities. Everything you need is right at your doorstep. Freshly painted in light, neutral tones, and all lighting has been replaced with bright LED lightings, this home is move-in ready and waiting for its next chapter. If you're looking for a versatile, welcoming home with room to live, grow, and enjoy — this one is worth a closer look.