



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 LAGUNA Circle, Calgary T1Y 6W3**

MLS® #: **A2114189**

Area: **Monterey Park**

Listing Date: **04/24/24**

List Price: **\$588,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1991**  
Lot Information  
Lot Sz Ar: **3,369 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,600**  
Low Sqft:  
Ttl Sqft: **1,600**

DOM

**25**

Layout

Beds: **6 (3 3 )**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Street Lighting,Rectangular Lot**  
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground,Private Entrance,Private Yard,Storage**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Separate Entrance,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	13`8" x 10`3"
Bedroom	Second	12`0" x 8`3"
Bedroom	Basement	9`9" x 7`11"
Living Room	Main	13`1" x 11`11"
Dining Room	Main	9`9" x 8`7"
Family Room	Lower	19`5" x 9`1"
4pc Bathroom	Lower	8`9" x 3`9"

Room	Level	Dimensions
Bedroom	Second	11`0" x 8`4"
Bedroom	Lower	11`3" x 9`5"
Bedroom	Basement	10`8" x 9`7"
Kitchen	Main	11`7" x 8`0"
Living/Dining Room Combination	Basement	14`1" x 12`4"
4pc Bathroom	Second	9`3" x 4`11"
4pc Bathroom	Basement	7`10" x 5`2"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**9111727**

Remarks

Pub Rmks: **Nestled on a corner lot, this 4-level split boasting a new roof (2022) and a wealth of space with 6 bedrooms and 3 full washrooms, including an illegal basement suite, offers vast possibilities for multi-generational living or rental income. The Main and Upper Levels offer 3 bedrooms, a full washroom, and a beautifully upgraded kitchen featuring an island, granite countertops, and stainless-steel appliances. The kitchen seamlessly flows into a cozy nook, complemented by a deck for outdoor entertaining, while the bright living room with its soaring ceilings provides the ideal setting for indoor relaxation and gatherings. Venture to the 3rd level, which enjoys its own separate entrance and stairs, offering a private retreat or potential rental opportunity. Here, you'll discover an additional bedroom, a convenient kitchenette, a full washroom, and a combined living/dining area, all bathed in natural light. Descending to the basement, you'll find a fully equipped illegal suite complete with its own kitchen, full washroom, living/dining area, and two spacious bedrooms. Additionally, two generously-sized rec rooms offer many possibilities for customization, whether it be additional bedrooms, a home office, or a recreational space. This home is truly one-of-a-kind and must be seen to be appreciated. With its unique layout and endless potential, it presents a rare opportunity for discerning buyers seeking versatility and value. There is also a park in front of the house for the family to enjoy. Don't miss out on the chance to make this exceptional property your own!**

Inclusions: **Dishwasher-Built-in, Washer, Dryer, Refrigerator-3, Electric Stove-3, Hoodfan, Window Coverings**

Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









