



THE
A-TEAM

**RE/MAX
FIRST**

56 LAGUNA Close, Calgary T1Y 6V1

MLS®#: **A2162379** Area: **Monterey Park** Listing Date: **09/03/24** List Price: **\$480,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1995** Abv Sqft: **960**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,372 sqft** Ttl Sqft: **960**
 Lot Shape:

DOM

15
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding**
 Heating: **Central** Flooring: **Laminate**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Laminate Counters,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`11" x 4`8"	Living Room	Main	12`0" x 13`0"
Dining Room	Main	5`6" x 7`10"	Kitchen	Main	9`4" x 10`6"
Bedroom - Primary	Second	10`5" x 14`9"	Bedroom	Second	9`0" x 12`0"
Family Room	Basement	12`7" x 15`10"	Bedroom	Basement	8`3" x 10`7"
4pc Bathroom	Main	4`11" x 8`5"	4pc Bathroom	Basement	4`11" x 8`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9510024

Zoning:
R-C1N

Remarks

Pub Rmks:

Welcome to your new home in the desirable community of Monterey Park! Priced at \$500,000, this inviting 3-bedroom, 2-bathroom gem is ideal for first-time home buyers and savvy investors alike. With its classic 4-level split design, this residence offers a spacious and functional layout, perfect for both comfortable living and entertaining. Step inside to discover a warm and welcoming interior with ample natural light and well-maintained features throughout. The main level boasts an open and airy living area, complemented by a convenient dining space and a kitchen ready for your personal touches. The upper level features two generously sized bedrooms, including a tranquil primary suite, ensuring everyone has their own space to unwind. The lower levels provide additional flexibility with a cozy family room, also an extra bedroom perfect for guests, a versatile space perfect for a home office or playroom, and a sizable laundry/storage area. Outside, you'll find a massive lot with plenty of room for outdoor activities, gardening, or simply enjoying the fresh air. The double-car detached garage offers ample parking and extra storage space, making it a valuable addition to the property. Located in the family-friendly Monterey Park neighborhood, you'll enjoy the benefits of a well-established community with easy access to local amenities, schools, and parks. Don't miss out on this exceptional opportunity—schedule your viewing today and make this house your new home!

Inclusions:
Property Listed By:

None
eXp Realty

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













