



THE
A-TEAM

**RE/MAX
FIRST**

7281 LAGUNA Way, Calgary T1Y 7C9

MLS®#: **A2164036**

Area: **Monterey Park**

Listing Date: **09/11/24**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Finished Floor Area

Abv Sqft: **1,663**
Low Sqft:
Ttl Sqft: **1,663**

Lot Information

Lot Sz Ar: **3,347 sqft**
Lot Shape:

DOM

8
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Private**
Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Heated Garage,Insulated,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`1" x 6`10"
Mud Room	Main	4`11" x 7`5"
Dining Room	Main	12`6" x 12`5"
Pantry	Main	3`8" x 3`8"
Bedroom - Primary	Second	11`1" x 13`7"
Bedroom	Second	9`6" x 9`11"
Bonus Room	Second	15`0" x 14`5"

Room	Level	Dimensions
Living Room	Main	11`10" x 13`1"
2pc Bathroom	Main	5`2" x 6`0"
Kitchen	Main	12`5" x 8`7"
4pc Ensuite bath	Second	4`11" x 8`3"
4pc Bathroom	Second	7`5" x 4`11"
Bedroom	Second	9`5" x 9`11"
Laundry	Second	5`1" x 5`5"

Family Room
Bedroom
Laundry

Basement
Basement
Basement

11`10" x 12`6"
10`9" x 9`7"
6`9" x 7`1"

Kitchen
3pc Bathroom
Furnace/Utility Room

Basement
Basement
Basement

12`5" x 7`5"
6`10" x 4`7"
7`10" x 8`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9711407

Zoning:
R-C1N

Remarks

Pub Rmks:

You will love the open & bright floor plan in the kitchen and eating area. Sellers Recently changed the kitchen. kitchen is roomy with lots of cupboard & counter space, a good-sized center island & corner pantry. The eating area is very spacious and is directly beside the kitchen allowing lots of room for entertaining and food prep at the same time. The great room is large & bright & connects to the eating area via a stylish cut-out. Upstairs is yet another wonderful space -- the bonus room with vaulted ceilings and a cozy corner. The master bedroom with a 4-piece suite, 2 more good-sized bedrooms and a convenient laundry room complete the upper floor! The basement has a separate entrance, kitchen, one bedroom, Livingroom and laundry. You will also love the double heated garage , bonus room & fully fenced & landscaped.

Inclusions:
Property Listed By:

N/A
CIR Realty

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











