



THE
A-TEAM

**RE/MAX
FIRST**

7154 LAGUNA Way, Calgary T1Y 7B2

MLS®#: **A2169630** Area: **Monterey Park** Listing Date: **10/02/24** List Price: **\$574,900**
 Status: **Active** County: **Calgary** Change: **-\$14k, 21-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar: **3,563 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,060**
 Low Sqft:
 Ttl Sqft: **1,060**

DOM

62
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Lawn,Landscaped**
 Park Feat: **Gravel Driveway,Off Street**

Utilities and Features

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

Construction:
Mixed
 Flooring:
Vinyl
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Chandelier,Closet Organizers,Granite Counters,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`11" x 7`7"	Living Room	Main	14`11" x 13`9"
Kitchen	Main	11`3" x 10`0"	Bedroom - Primary	Upper	11`2" x 11`0"
Bedroom	Upper	9`11" x 8`7"	Bedroom	Upper	13`4" x 8`7"
Bedroom	Basement	12`10" x 9`11"	Family Room	Lower	18`10" x 17`3"
Den	Basement	10`9" x 7`11"	Kitchen	Basement	11`1" x 10`5"
Foyer	Main	5`11" x 5`0"	Laundry	Lower	6`6" x 4`6"
4pc Bathroom	Upper	7`7" x 4`11"	2pc Ensuite bath	Upper	7`7" x 3`1"

3pc Bathroom

Lower

7' 0" x 5' 10"

Furnace/Utility Room
Legal/Tax/Financial

Basement

7' 2" x 5' 5"

Title:
Fee Simple
Legal Desc:

9512781

Zoning:
R-C1N

Remarks

Pub Rmks: **Welcome to this stunning four-level split in Monterey Park NE, featuring 5 bedrooms and 2.5 baths. This fully renovated home showcases modern vinyl flooring and fresh paint throughout. The brand-new kitchen is complete with stylish appliances and ample space for entertaining. The main level boasts a bright living room with a bay window and high ceilings, creating a warm and inviting atmosphere. The upper-level master suite provides a serene escape, while the spacious yard is perfect for outdoor activities. Ideally situated near schools, parks, and shopping, this home offers both comfort and convenience. Previously, the main floor rented for \$2,300, while the basement brought in \$1,400, making this a fantastic rental opportunity. Don't miss the chance to make this beautiful home yours!**

Inclusions:
Property Listed By: **n/a
Brilliant Realty**

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









