



THE
A-TEAM

**RE/MAX
FIRST**

158 LAGUNA Circle, Calgary T1Y 6W4

MLS® #: **A2179360**

Area: **Monterey Park**

Listing Date: **11/18/24**

List Price: **\$635,000**

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: **3,250 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,636**
Low Sqft:
Ttl Sqft: **1,636**

DOM

3

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Flag Lot,Landscaped,Many Trees,Street Lighting,Rectangular Lot
Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Off Street,Oversized,Side By Side

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Open Floorplan,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`1" x 15`8"
Dining Room	Main	13`0" x 10`2"
Bedroom	Upper	11`11" x 8`8"
Family Room	Lower	19`8" x 11`6"
4pc Bathroom	Upper	8`9" x 5`0"
4pc Bathroom	Lower	8`8" x 4`11"
Pantry	Main	5`0" x 2`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`5" x 8`2"
Bedroom - Primary	Upper	14`0" x 11`9"
Bedroom	Upper	10`7" x 8`10"
Bedroom	Lower	11`9" x 9`2"
Den	Basement	12`9" x 9`9"
Game Room	Basement	12`10" x 10`5"
Kitchen	Basement	11`0" x 6`8"

Furnace/Utility Room Porch - Enclosed	Basement Main	12`3" x 4`6" 7`0" x 8`1"	Entrance	Main	5`4" x 5`10"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-CG			
Legal Desc:		9111727			
Remarks					
Pub Rmks:		Welcome to 158 Laguna Circle NE, a stunning 4-level back split home nestled in the highly sought-after community of Monterey Park. Backs onto a park and playground, this spacious residence offers over 2,000 square feet of living space, featuring 4 bedrooms, a den, 2 full bathrooms with heated tile floors, and 2 kitchens. Step inside and admire the seamless blend of modern design and functionality. The main level greets you with an open layout, soaring ceilings in the living and dining areas, and a sophisticated kitchen complete with heated tile floors, quartz countertops, and stainless steel appliances. Upstairs, you'll find three generously sized bedrooms and a full bath. The third level, a walkout with its own separate entrance, offers a cozy family room with a brick-faced gas fireplace, a bedroom, dining room, and a 4-piece bathroom. The fully equipped illegal basement suite includes a kitchen, large recreation room, laundry area, and a versatile den, perfect for a home office or study. It also offers a potential rental opportunity. This home has been thoughtfully updated with major upgrades, including a furnace and air conditioning in 2012, a new roof in 2013, all front windows in 2020, a hot water tank in 2022, and updated appliances dishwasher and stove in 2023 and brand new dryer. Outside, enjoy the massive lot perfect for outdoor activities or gardening, along with an oversized heated double detached garage for additional storage. Conveniently located just minutes away from various dining, shopping, schools, parks, and public transit, this home offers the perfect blend of comfort, style, and convenience. Don't miss the chance to make this exceptional property your own—schedule a showing today and prepare to be impressed!			
Inclusions: Property Listed By:		Hood Fan, Stove, and Refrigerator in Basement. Brand New Samsung Dryer in Basement Crawl Space area. CIR Realty			

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













