



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**

Finished Floor Area

Abv Sqft: **1,636**

Low Sqft:

Ttl Sqft: **1,636**

DOM

**33**

Layout

Beds: **4 (3 1 )**

Baths: **2.0 (2 0)**

Style: **4 Level Split**

Lot Information

Lot Sz Ar: **3,250 sqft**

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Flag Lot,Landscaped,Many Trees,Street Lighting,Rectangular Lot**

Park Feat:

**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

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

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

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**  
Legal Desc:

**9111727**

Zoning:  
**R-CG**

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! Hood Fan, Stove, and Refrigerator in Basement. Brand New Samsung Dryer in Basement Crawl Space area.**

Inclusions:  
Property Listed By: **CIR Realty**

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













