



THE
A-TEAM

**RE/MAX
FIRST**

95 LAGUNA Circle, Calgary T1Y 6W3

MLS®#: **A2179961**

Area: **Monterey Park**

Listing Date: **11/20/24**

List Price: **\$538,888**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 11-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**

Finished Floor Area
Abv Sqft: **1,030**
Low Sqft:
Ttl Sqft: **1,030**

DOM

31
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Lot Information

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

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Quartz Counters**
Utilities:

Room Information

| Room | Level | Dimensions |
|----------------------|-------|---------------|
| Dining Room | Main | 8`10" x 7`7" |
| Kitchen | Main | 9`5" x 9`3" |
| Furnace/Utility Room | Lower | 6`0" x 5`4" |
| Bedroom - Primary | Main | 14`1" x 11`9" |
| Bedroom | Main | 13`3" x 8`5" |
| Bedroom | Lower | 14`8" x 10`3" |
| 4pc Bathroom | Main | 8`10" x 4`11" |

| Room | Level | Dimensions |
|--------------|----------|----------------|
| Living Room | Main | 14`6" x 14`2" |
| Laundry | Lower | 5`10" x 2`5" |
| Living Room | Lower | 18`10" x 18`7" |
| Bedroom | Main | 9`11" x 8`4" |
| Library | Basement | 12`0" x 9`2" |
| 3pc Bathroom | Basement | 9`1" x 4`8" |
| Kitchen | Lower | 10`6" x 5`11" |

Title:
Fee Simple
Legal Desc:

9111727

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to your dream home in the beautiful community of Monterey Park! Recently renovated, New Paint, Flooring, lights, new counter tops, modern window coverings, Bi-level house on quiet street, walking distance to bus stop, 2 minutes drive to school, vaulted ceiling, 4 bedrooms, 2 full washrooms, 1 study room, (3 bedrooms upstairs),5 minutes drive to stoney trail, highway 1. Contact your favourite realtor to book showing.**

Inclusions: **Electric stove, refrigerator, hood fan in basement**

Property Listed By: **TREC The Real Estate Company**

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







