

95 LAGUNA Circle, Calgary T1Y 6W3

MLS®#: **A2179961** Area: **Monterey Park** Listing Date: **11/20/24** List Price: **\$549,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **3,250 sqft**
 Lot Shape:

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

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

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** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **Playground,Private Yard** 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	Room	Level	Dimensions
Dining Room	Main	8`10" x 7`7"	Living Room	Main	14`6" x 14`2"
Kitchen	Main	9`5" x 9`3"	Laundry	Lower	5`10" x 2`5"
Furnace/Utility Room	Lower	6`0" x 5`4"	Living Room	Lower	18`10" x 18`7"
Bedroom - Primary	Main	14`1" x 11`9"	Bedroom	Main	9`11" x 8`4"
Bedroom	Main	13`3" x 8`5"	Library	Basement	12`0" x 9`2"
Bedroom	Lower	14`8" x 10`3"	3pc Bathroom	Basement	9`1" x 4`8"
4pc Bathroom	Main	8`10" x 4`11"	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







