



THE
A-TEAM

**RE/MAX
FIRST**

176 LAGUNA Close, Calgary T1y 6v1

MLS®#: **A2184251** Area: **Monterey Park** Listing Date: **12/20/24** List Price: **\$659,999**
 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: **3,412 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,096**
 Low Sqft:
 Ttl Sqft: **1,096**

DOM

1
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Back Lane,Front Yard,Level,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Range,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`1" x 12`5"	Dining Room	Main	9`7" x 11`1"
Living Room	Main	13`8" x 15`10"	Entrance	Main	7`3" x 4`1"
Laundry	Main	5`0" x 4`0"	Entrance	Main	4`0" x 3`10"
Bedroom	Upper	12`1" x 8`3"	Bedroom	Upper	10`6" x 8`11"
4pc Bathroom	Upper	8`8" x 5`6"	Bedroom - Primary	Upper	14`1" x 11`9"
4pc Bathroom	Lower	8`8" x 4`11"	Bedroom	Lower	11`4" x 8`8"
Kitchen	Lower	8`5" x 8`3"	Family Room	Lower	17`5" x 10`11"

Entrance
Game Room

Lower
Basement

3`8" x 4`2"
18`5" x 13`4"

Furnace/Utility Room
Bedroom
Legal/Tax/Financial

Basement
Basement

14`8" x 4`9"
11`4" x 9`1"

Title:
Fee Simple
Legal Desc:

9012558

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome home to this beautiful HIGH CEILINGED 5-BEDROOMS 4-level split in the heart of a desirable area of Monterey with a 2-BEDROOM ILEGAL SUITE!. AND YES A DOUBLE DETACHED GARAGE! The house boasts pride of ownership with all upgrades and updates that includes NEW AC!, NEW FURNACE!, NEWER HOT WATER TANK, NEW WINDOWS, & ALL EXTERIOR DOORS, and front ENTRANCE DOUBLE DOORS! UPDATED WASHROOMS, & NEW KITCHEN with STAINLESS APPLIANCES AND STUCCO EXTERIOR! The house is enclosed with a newer fence starting from the FRONT GATE to the LANDSCAPED front LAWN. As you walk through the front DOUBLE DOORS, you will be welcomed by the HIGH CEILING LIVING ROOM with a front LARGE WINDOW that brings in a ton of NATURAL LIGHT! The AIRY and BRIGHT LIVING ROOM looks over the front lawn AND GREEN SPACE across! THE OPEN CONCEPT LIVING SPACE with its BEAUTIFUL HARDWOOD FLOORING leads to a GENEROUS SIZED DINING ROOM with a door to the side of the house! Across from the dining room, you see the UPDATED KITCHEN with QUARTZ COUNTERTOPS, and STAINLESS STEEL NEW APPLIANCES! A few steps up you will FIND the MASTER BEDROOM along with 2 other BEDROOMS, a 4-PIECE UPDATED BATHROOM in the hallway AND yes MAIN FLOOR LAUNDRY! The 2 BEDROOM ILEGAL SUITE has its OWN SIDE ENTRANCE -ONLY a FEW STEPS DOWN FROM THE GROUND! As you step into the side entrance, you will find a GREAT SIZED LIVING ROOM with a GAS FIREPLACE on your right and a full KITCHEN on your left, a FULL 4-PIECE UPDATED BATHROOM and a BEDROOM across. The basement level (4th level) has your SEPARATE LAUNDRY, another BEDROOM, & a GAME ROOM! ALL WORK IN THE HOUSE HAS BEEN DONE FOR YOU! The house sits minutes from TRANSIT, MAJOR ROADS, SCHOOLS, & SHOPPING! Welcome Home!

Inclusions:
Property Listed By:

None
URBAN-REALTY.ca

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











