



THE
A-TEAM

**RE/MAX
FIRST**

7278 LAGUNA Way, Calgary T1Y7C8

MLS® #: **A2186364**

Area: **Monterey Park**

Listing Date: **01/08/25**

List Price: **\$620,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar: **5,898 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped**
Park Feat: **Double Garage Attached**

DOM

14
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home,Open Floorplan,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`4" x 8`2"
Kitchen	Main	10`11" x 10`11"
Bedroom - Primary	Second	13`2" x 11`2"
Bedroom	Second	10`0" x 11`5"
3pc Ensuite bath	Second	7`6" x 11`5"
Bedroom	Basement	8`0" x 10`7"
Game Room	Basement	20`4" x 21`9"

Room	Level	Dimensions
Foyer	Main	7`9" x 9`5"
Living Room	Main	13`8" x 14`10"
Bedroom	Second	10`8" x 7`11"
4pc Bathroom	Second	7`5" x 4`11"
4pc Bathroom	Basement	4`11" x 7`4"
Bedroom	Basement	7`11" x 10`9"
Furnace/Utility Room	Basement	22`4" x 8`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9711407

Remarks

Pub Rmks: **Beautiful, 4 Level Split w/ Double Front Garage on CORNER LOT! Perfect home for a growing family, or easily convert into Live-up, Rent-down. Loads of natural light! Main: tiled, spacious foyer + you can't help but notice openness felt by high vaulted ceilings; good size living rm w/ glass sliding doors to patio; large kitchen w/ plenty of cabinets, STAINLESS STEEL appliances, + side pantry; eating nook has a view of 3rd level making for great interaction! Upstairs: large master bedroom w/ spacious closet + 3pc full ensuite bath with VINYL PLANK FLOOR; 2 other good size bedrooms + another full bath. 3rd Level is very open + has huge family rm + another full bath. Basement: 4th bedroom + a den. BASKETBALL COURT in back! Plenty of extra parking along corner. Steps from park, bus stops, + more. Priced to sell, don't miss out! Close to several other amenities.**

Inclusions:
Property Listed By: **NONE**
Royal LePage METRO

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









