

6934 Laguna Way NE
Calgary, Alberta

MLS # A2277480



\$539,900

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|-----------|---------------------------------------|--------|-------------------|
| Division: | Monterey Park | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,478 sq.ft. | Age: | 1991 (35 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

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|-------------|---|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, No Smoking Home | | |

Inclusions: N/A

Spacious, cozy and inviting 4 level split home located in a prime location in the lovely community of Monterey Park. Close to many amenities -Schools, Transportations, Daycare, Shopping and Playgrounds. The moment you enter into this property you will find the spacious living room with a huge bay window that provides plenty of sunshine, a good size Dining area, and Kitchen with lots of cabinets to satisfy your usage and a spacious pantry closet for your storage needs. The Upper floor features Three spacious bedrooms plus a 4pc Bathroom. Lower level features a huge Family Room great for Entertainment purposes plus Fully WALKOUT to the backyard entrance and huge laundry Room. Enjoy your Summer BBQ on the huge deck at the backyard. The fully developed lower level features an illegal basement suite with a separate bedroom, bathroom, living space and own kitchen area, ideal for rental income or extended family living. This home is move-in ready and packed with lots of potential. Come and visit this home and make it your next lovely home!!