



**GRASSROOTS**  
REALTY GROUP

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**7750 Laguna Way NE**  
**Calgary, Alberta**

**MLS # A2249170**



**\$659,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** 2 sets of dryer, refrigerator and washer

Welcome to community of Monterey Park! This property offers a bright and functional layout with plenty of natural light throughout. The main level features a spacious living area, a good-sized kitchen with ample cabinet space, and a dining area that opens to the backyard. Upstairs you'll find comfortable bedrooms, including a generous primary suite. The basement provides extra living space, perfect for a rec room or home office. Enjoy the backyard, ideal for kids, pets, or summer gatherings. Conveniently located near schools, parks, shopping, and major routes for easy commuting.