



**GRASSROOTS**  
REALTY GROUP

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**7126 Laguna Way NE**  
**Calgary, Alberta**

**MLS # A2251155**



**\$599,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,718 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Off		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Storage		

**Inclusions:** NA

This beautifully designed 2 Bedroom PLUS Den home offers style, comfort and functionality. Featuring an open to below layout with soaring ceilings that bring in natural light, the home feels spacious and inviting. The main floor offers a Den which could be used as a 3rd Bedroom, white cabinets in the kitchen and a island for additional counter space. Main floor laundry is a bonus! New carpet with pet underlay throughout, freshly painted, upgraded lighting and a newer Hot Water Tank (2023). The second floor offers 2 large bedrooms and a bonus room with a balcony that over looks the East facing sun, making it the perfect spot to enjoy your morning coffee. This property is fully developed, maximizing living space on every level. The West facing Backyard Oasis is the perfect space to relax on the oversized deck or enjoy a fire! The heated detached garage offers 220V power, ideal for projects, hobbies, or electrical vehicle charging stations. Perfect for first time buyers, downsizers, or investors, this home combines convenience with modern living. Book your viewing today!