



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**7242 Laguna Way NE**  
**Calgary, Alberta**

**MLS # A2251447**



**\$575,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<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>	Bookcases, No Animal Home, No Smoking Home, Pantry, See Remarks		

**Inclusions:** bookshelves in the utility room and treadmill

This single-family home, set in an amazing location, is ready to be the backdrop for countless family memories. This 3-bedroom, 2.5-bath home has been lovingly maintained in mint condition, with the option of creating a 4th bedroom in the finished basement. You'll find hardwood floors on both the main and lower levels, accented by timeless cherry oak details throughout. The basement also features a versatile room with built-in oak bookcases—perfect as a private library, home office, or additional bedroom—plus the potential to add a bathroom and spacious rec room to suit your family's needs. Picture the kids playing in the spacious backyard while you pick fresh apples from your very own tree, or enjoying summer evenings that flow into the green space just beyond—complete with two baseball diamonds and endless room to explore. Weekend walks to the nearby playgrounds become part of your routine, and with established schools in this mature neighborhood, daily life is made easier. Monterey Park offers the best of both worlds—quiet community living paired with shopping, amenities, and quick access to Stoney Trail only minutes away. This is more than a house; it's a lifestyle of connection, comfort, and possibility. Priced to sell! Book your showing today!