



GRASSROOTS
REALTY GROUP

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

24 Laguna Close NE
Calgary, Alberta

MLS # A2252167



\$545,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,359 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Veneer, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: All Furniture in home

Welcome to this charming detached home located in the quiet community of Monterey Park. Fully furnished and move-in ready, this property offers 4 bedrooms, 2.5 bathrooms, and over 2,000 sq. ft. of comfortable living space featuring a classic wood-burning fireplace framed in brick. The main floor boasts a spacious living and dining area along with a cozy family room perfect for relaxing on winter evenings. A bright kitchen and convenient 2 piece bath complete this level. Upstairs you'll find three generously sized bedrooms and a 4 piece bathroom. The fully developed basement adds even more living space with an additional bedroom, a second 4 piece bathroom, and a dedicated laundry area. Step outside to the fenced backyard featuring a large patio and an oversized heated double garage (24x22) with 10 ft ceilings and 220v power. Recent updates include fresh paint, new washer, dryer, and dishwasher, plus shingles replaced just last year. Best of all, the home comes complete with all furniture and furnishings included in the price. Don't miss your chance to see everything this wonderful home has to offer. Book your showing today!