



GRASSROOTS
REALTY GROUP

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6934 Laguna Way NE
Calgary, Alberta

MLS # A2277480



\$539,900

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		

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!!