



6934 Laguna Way NE
Calgary, Alberta

MLS # A2277480



\$499,900

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
Floors:	Ceramic Tile, Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Spacious, cozy and inviting 4 level split home located in a prime location in the lovely community of Monterey Park NE, Calgary. 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. All around exterior stucco finished. This home is move-in ready and packed with lots of potential. Come and visit this home and make it your next lovely home!!