



**GRASSROOTS**  
REALTY GROUP

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

**24 LAGUNA Close NE  
Calgary, Alberta**

**MLS # A2284713**



**\$479,900**

<b>Division:</b>	Monterey Park	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	1,363 sq.ft.	<b>Age:</b> 1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	0.03 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		
<b>Inclusions:</b>	NONE		

**OPEN HOUSE FEB 08, SUN 1-3PM**

PARK-FACING | QUIET STREET | DETACHED HOME| DETACHED OVERSIZED HEATED GARAGE | FINISHED BASEMENT | MOVE -IN -READY Welcome to 24 Laguna Close NE, a park-facing detached home on a quiet street in the heart of Monterey Park, one of Northeast Calgary's most established and family-friendly communities. This move-in-ready (YES NO MORE TENANTS) home offers 4 bedrooms, 2.5 bathrooms, finished basement, making it an ideal fit for growing families or those looking for space, comfort, and flexibility. The main floor is warm and inviting, featuring a bright kitchen, spacious living and dining areas, and a cozy family room highlighted by a classic wood-burning fireplace with brick surround, perfect for winter evenings. A convenient 2-piece bathroom completes this level. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom, providing comfortable space for the entire family. The fully developed basement adds excellent value with a fourth bedroom, an additional full bathroom, and a dedicated laundry area, ideal for guests, teens, or extended family. Outside, enjoy a large fenced backyard designed for entertaining friends and family, summer gatherings, or kids at play. The oversized heated double detached garage (21.4x 23.4ft) features 10-foot ceilings, offering rare functionality for parking, storage, or workshop use. Recent updates include: Hot water tank Dishwasher Updated carpet Basement updates Location matters. Monterey Park is known for its parks, playgrounds, schools, walking paths, and strong community feel. This home is minutes from schools, shopping, amenities, transit, and major roadways, with quick access to Stoney

Trail and Highway 1, making daily commutes and weekend travel effortless. Park-facing. Quiet street. Friendly neighbours. Large yard. Oversized garage. This is a home that truly delivers on lifestyle and long-term value. Book your private showing today and see why this Monterey Park home stands out.