



**68 Laguna Close NE
Calgary, Alberta**

MLS # A2294664



\$415,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,194 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangula		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	N/A		

Looking for a home that truly delivers on space, location, and potential? This 4-bedroom, 2.5-bathroom home with over 1,600 sq. ft. of developed living space and a fully finished basement offers unmatched value for first-time buyers, downsizers, investors, or renovators. Step into a bright, west-facing living room with large windows, enjoy a kitchen with gas stove and stainless steel appliances, and a dining area that opens to the rear deck and backyard perfect for entertaining. Upstairs features three spacious bedrooms including the primary, plus a 4-piece bathroom. The finished basement adds a huge family room, another spacious bedroom, 4-piece bathroom, and dedicated laundry room. Extras include a double detached garage, ample storage, and a versatile layout. Nestled in a well-established Monterey Park community, you're close to excellent schools, parks, walking paths, shopping at Monterey Park Plaza and Sunridge Mall, and transit with Marlborough and Whitehorn C-Train stations. Easy access to Stoney Trail makes commuting effortless. This home is priced to sell and packed with possibilities! Move in, renovate, or invest in a property that offers incredible value in a desirable neighbourhood. Don't miss out on this rare opportunity, book your showing today!