



# 11 Laguna Circle Calgary Alberta

\$588,000

Nestled on a corner lot, this 4-level split boasting a new roof (2022) and a wealth of space with 6 bedrooms and 3 full washrooms, including an illegal basement suite, offers vast possibilities for multi-generational living or rental income. The Main and Upper Levels offer 3 bedrooms, a full washroom, and a beautifully upgraded kitchen featuring an island, granite countertops, and stainless-steel appliances. The kitchen seamlessly flows into a cozy nook, complemented by a deck for outdoor entertaining, while the bright living room with its soaring ceilings provides the ideal setting for indoor relaxation and gatherings. Venture to the 3rd level, which enjoys its own separate entrance and stairs, offering a private retreat or potential rental opportunity. Here, you'll discover an additional bedroom, a convenient kitchenette, a full washroom, and a combined living/dining area, all bathed in natural light. Descending to the basement, you'll find a fully equipped illegal suite complete with its own kitchen, full washroom, living/dining area, and two spacious bedrooms. Additionally, two generously-sized rec rooms offer many possibilities for customization, whether it be additional bedrooms, a home office, or a recreational space. This home is truly one-of-a-kind and must be seen to be appreciated. With its unique layout and endless potential, it presents a rare opportunity for discerning buyers seeking versatility and value. There is also a park in front of the house for the family to enjoy. Don't miss out on the chance to make this exceptional property your own! (id:6769)

Listing Presented By:



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See

**Mirror**

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Primary Bedroom 13.67 Ft x 10.25 Ft  
 Bedroom 11.00 Ft x 8.33 Ft  
 Bedroom 12.00 Ft x 8.25 Ft  
 4pc Bathroom 9.25 Ft x 4.92 Ft  
 Bedroom 9.75 Ft x 7.92 Ft  
 Bedroom 10.67 Ft x 9.58 Ft  
 Living room/Dining room 14.08 Ft x 12.33 Ft

4pc Bathroom 7.83 Ft x 5.17 Ft  
 Bedroom 11.25 Ft x 9.42 Ft  
 Family room 19.42 Ft x 9.08 Ft  
 4pc Bathroom 8.75 Ft x 3.75 Ft  
 Living room 13.08 Ft x 11.92 Ft  
 Kitchen 11.58 Ft x 8.00 Ft  
 Dining room 9.75 Ft x 8.58 Ft