



8007 Laguna Way Calgary Alberta

\$525,000

Bright, clean and loved! This lovely bi-level is located in the family friendly community of Monterey Park. Almost 1900 sq ft of developed living space with three bedrooms, two full bathrooms and an over-sized single garage. Impressive front entry foyer with glass walled stair rails siding that is open to below of the lower family room and open to the upper floor dining. Luxury vinyl plank flooring throughout. Modern color palette, updated white trim baseboards. Spacious open floor plan with the living room being open to the dining area and kitchen giving you flexibility and large living areas. Kitchen has newer appliances including a brand new dishwasher and walk-in pantry. The Dining Area, with a beautiful feature of glass rail open to below can accommodate a big table. Primary bedroom has a cheater door access to the main bath. Updated bathroom and a good size second bedroom complete the upper floor. Sunny and bright lower level has lots of large windows, lots of natural light. Huge family / rec room gives you options for whatever you may need, a gym space, office, and recreation room. It features a beautiful open to above area showcasing a wall of windows stretching up to the upper floor. On the outside wall of this space, there is a fireplace rough -in already in place to accommodate an addition of a gas fireplace. The second four piece bath and third bedroom complete the lower level. Great storage space as well. The sunny South backyard has a large patio, with mature trees and landscape. An oversized single garage, both wider and deep at 25'6" x 15'7" gives you extra storage space to accommodate a motorcycle or bikes. Monterey Park is a family friendly community with local elementary school, playgrounds, park space, basketball courts and more. Easy access to major road arteries of Stoney Trail, McKnight Blvd and Highway 1 (16th Ave). Close to great shopping a...

Recreational, Games room 38.83 Ft x 18.00 Ft

Bedroom 13.17 Ft x 7.83 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Storage 7.00 Ft x 7.67 Ft

Furnace 13.17 Ft x 9.75 Ft

Foyer 6.67 Ft x 8.17 Ft

Dining room 12.00 Ft x 14.42 Ft

Kitchen 7.50 Ft x 11.33 Ft

Living room 15.75 Ft x 12.00 Ft

4pc Bathroom 11.00 Ft x 6.67 Ft

Primary Bedroom 16.00 Ft x 10.08 Ft

Bedroom 8.58 Ft x 12.17 Ft

a

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca