



8035 Laguna Way Calgary Alberta

\$529,500

ORIGINAL OWNERS. THIS HOME FEATURES BEAUTIFUL CURB APPEAL, GRACED WITH TWIN ROMAN PILLARS AND A BAY WINDOW. A VERY POPULAR FORMER DESCON HOMES SHOWHOME. IN THE FALL OF 2025 THE SELLER INVESTED NEARLY \$50,000 TO ENJOY THE EFFICIENCY OF A MODERN 11 PANEL SOLAR SYSTEM. THIS SYSTEM POWERS THE HOUSE AND THE EXTRA POWER GOES BACK TO THE GRID!!! . Three bedrooms up. The Primary Bedroom includes a Closet Organizer; a Private 2-pce ensuite in the with cultured marble sink and modern Dual-Flush toilet. The Main 4-pce bath is enhanced with Telephone Shower Head; Also features Cultured Marble Sink; Ceramic Tiled Floor and Tub Surround also Dual-Flush toilet. The Kitchen and dining room features Ceramic Tiled Floor. The Kitchen also features Double Stainless Steel Sink and Vented Hood Fan. A Walk-in-Pantry; SAMSUNG CERAMIC TOP STOVE WITH VENTED HOOD FAN; 3-DOOR LG FRIDGE WITH BOTTOM FREEZER; WHIRLPOOL DISHWASHER. The Dining Room just off the Kitchen over looks the Very Popular Lower Living Room with 16' Ceiling. The Bay Window enchases the the flow of light into this Main & Lower floor. COZY BBQ DECK OFF DINING ROOM. The VERY OPEN FULLY DEVELOPED Lower Level could possibly give the buyer the opportunity to Modify the Living Room to a Traditional Main Floor LIVING Room and create a Lower Basement Suite with City Of Calgary Approval. Currently a Spectacular 16' Vaulted View from Lower Living Room. ENJOY THE EXTRA LARGE RECREATION ROOM DOWN. THE UTILITY ROOM/LAUNDRY ROOM FEATURES A SAMSUNG FRONT LOAD WASHER AND A PROFILE DRYER. The home is also updated with some Newer Lights; Newer Furnace & Hot water Tank; 4-Ceiling fans and the Shingles were replaced in 2019. THE SPACIOUS SOUTH FACING YARD WITH TWO STORAGE SHEDS. Located opposite a Cul-de-Sac with a Cute Park. Great Location; On a bus Route; East access to 68 Street; Stony Trail and Trans Canada Highway. Monterey Park is a Ver...

Kitchen 11.33 Ft x 7.50 Ft

Living room 24.25 Ft x 17.92 Ft

Recreational, Games room 23.58 Ft x 17.92 Ft

Furnace 12.50 Ft x 7.75 Ft

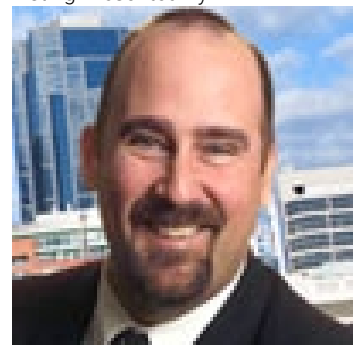
Bedroom 10.08 Ft x 8.50 Ft

Kitchen 11.33 Ft x 7.50 Ft

2pc Bathroom 6.83 Ft x 2.92 Ft

4pc Bathroom 7.58 Ft x 6.83 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

<http://www.horacerowe.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Primary Bedroom 16.08 Ft x 10.33 Ft

Foyer 8.58 Ft x 8.42 Ft

Bedroom 11.33 Ft x 8.50 Ft