

8007 Laguna Way NE  
Calgary, Alberta

MLS # A2208363



**\$550,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	892 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Garage Faces Rear, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Land		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

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. 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' x 15' 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 and amenities of East Hills and Sunridge Mall.

Five minute drive to the Village Square Leisure Centre with an awesome wave pool, ice arenas, and fitness facility. Welcome home!  
[VIEW THE 3D Tour!](#)