

40 Laguna Close NE
Calgary, Alberta

MLS # A2220329



\$514,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	986 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Ceramic Tile, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to 40 Laguna Close! This charming 3-level split with an oversized double detached garage is a must-see. Step inside to a spacious foyer that opens into a warm and inviting living room featuring vaulted ceilings, a cozy fireplace, and a large picture window overlooking the park and playground just across the street. Up a few steps, you'll find a functional kitchen with updated appliances and a dedicated pantry, a bright dining area, three well-sized bedrooms (one being used as a home office) a renovated 4-piece bathroom. A convenient side entrance provides access to the fully fenced and landscaped backyard. The finished basement offers a generous recreation/games room, a fourth bedroom currently used as a home gym, another updated 4-piece bathroom, a laundry area, and a spacious storage/utility room. Enjoy the privacy of the rear yard and the benefit of alley access to the oversized double garage. Ideally located within walking distance to several schools, parks, playgrounds, shopping, dining, and essential services. Plus, you're just a block away from the Monterey Park Wetland with scenic walking and biking trails. Don't miss this fantastic opportunity—schedule your showing with your favorite Realtor today!