

7242 Laguna Way NE
Calgary, Alberta

MLS # A2251447



\$565,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,417 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Animal Home, No Smoking Home, Pantry, See Remarks		

Inclusions: bookshelves in the utility room and treadmill

This single-family home, set in an amazing location, is ready to be the backdrop for countless family memories. This 3-bedroom, 2.5-bath home has been lovingly maintained in mint condition, with the option of creating a 4th bedroom in the finished basement. You'll find hardwood floors on both the main and lower levels, accented by timeless cherry oak details throughout. The basement also features a versatile room with built-in oak bookcases—perfect as a private library, home office, or additional bedroom—plus the potential to add a bathroom and spacious rec room to suit your family's needs. Picture the kids playing in the spacious backyard while you pick fresh apples from your very own tree, or enjoying summer evenings that flow into the green space just beyond—complete with two baseball diamonds and endless room to explore. Weekend walks to the nearby playgrounds become part of your routine, and with established schools in this mature neighborhood, daily life is made easier. Monterey Park offers the best of both worlds—quiet community living paired with shopping, amenities, and quick access to Stoney Trail only minutes away. This is more than a house; it's a lifestyle of connection, comfort, and possibility. Priced to sell! Book your showing today!