

**56 Laguna Close NE**  
**Calgary, Alberta**

**MLS # A2162379**



**\$480,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Pantry, Storage		

**Inclusions:** None

Welcome to your new home in the desirable community of Monterey Park! Priced at \$500,000, this inviting 3-bedroom, 2-bathroom gem is ideal for first-time home buyers and savvy investors alike. With its classic 4-level split design, this residence offers a spacious and functional layout, perfect for both comfortable living and entertaining. Step inside to discover a warm and welcoming interior with ample natural light and well-maintained features throughout. The main level boasts an open and airy living area, complemented by a convenient dining space and a kitchen ready for your personal touches. The upper level features two generously sized bedrooms, including a tranquil primary suite, ensuring everyone has their own space to unwind. The lower levels provide additional flexibility with a cozy family room, also an extra bedroom perfect for guests, a versatile space perfect for a home office or playroom, and a sizable laundry/storage area. Outside, you'll find a massive lot with plenty of room for outdoor activities, gardening, or simply enjoying the fresh air. The double-car detached garage offers ample parking and extra storage space, making it a valuable addition to the property. Located in the family-friendly Monterey Park neighborhood, you'll enjoy the benefits of a well-established community with easy access to local amenities, schools, and parks. Don't miss out on this exceptional opportunity—schedule your viewing today and make this house your new home!