

**7278 Laguna Way NE**  
**Calgary, Alberta**

**MLS # A2186364**



**\$620,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** NONE

Beautiful, 4 Level Split w/ Double Front Garage on CORNER LOT! Perfect home for a growing family, or easily convert into Live-up, Rent-down. Loads of natural light! Main: tiled, spacious foyer + you can't help but notice openness felt by high vaulted ceilings; good size living rm w/ glass sliding doors to patio; large kitchen w/ plenty of cabinets, STAINLESS STEEL appliances, + side pantry; eating nook has a view of 3rd level making for great interaction! Upstairs: large master bedroom w/ spacious closet + 3pc full ensuite bath with VINYL PLANK FLOOR; 2 other good size bedrooms + another full bath. 3rd Level is very open + has huge family rm + another full bath. Basement: 4th bedroom + a den. BASKETBALL COURT in back! Plenty of extra parking along corner. Steps from park, bus stops, + more. Priced to sell, don't miss out! Close to several other amenities.