

# \$560,000 - 8007 Laguna Way Ne, Calgary

MLS® #A2208363

**\$560,000**

3 Bedroom, 2.00 Bathroom, 892 sqft  
Residential on 0.08 Acres

Monterey Park, Calgary, Alberta

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 6' x



15â€™™7â€™• 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!

Built in 1996

### Essential Information

MLS® #	A2208363
Price	\$560,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	892
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	8007 Laguna Way Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 7A4

### Amenities

Parking Spaces	1
Parking	Garage Faces Rear, Oversized, Single Garage Detached

# of Garages 1

### **Interior**

Interior Features Ceiling Fan(s)  
Appliances Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Treed  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 10  
Zoning R-CG

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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