

## 24 Laguna Close NE Calgary, Alberta

**MLS # A2252167**

# \$545,000

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,359 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Veneer, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Inclusions:** All Furniture in home

Welcome to this charming detached home located in the quiet community of Monterey Park. Fully furnished and move-in ready, this property offers 4 bedrooms, 2.5 bathrooms, and over 2,000 sq. ft. of comfortable living space featuring a classic wood-burning fireplace framed in brick. The main floor boasts a spacious living and dining area along with a cozy family room perfect for relaxing on winter evenings. A bright kitchen and convenient 2 piece bath complete this level. Upstairs you'll find three generously sized bedrooms and a 4 piece bathroom. The fully developed basement adds even more living space with an additional bedroom, a second 4 piece bathroom, and a dedicated laundry area. Step outside to the fenced backyard featuring a large patio and an oversized heated double garage (24x22) with 10 ft ceilings and 220v power. Recent updates include fresh paint, new washer, dryer, and dishwasher, plus shingles replaced just last year. Best of all, the home comes complete with all furniture and furnishings included in the price. Don't miss your chance to see everything this wonderful home has to offer. Book your showing today!