

79 Laguna Circle NE  
Calgary, Alberta

MLS # A2176553



**\$544,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,138 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Pantry

**Inclusions:** N/A

Welcome to Laguna Circle! This bright and cheery three bedroom, two bathroom home is on a quiet crescent with no through traffic and a playground in the centre. As you walk in you'll notice the spacious, open living and dining room. The large kitchen has stainless appliances and a breakfast nook that leads to the back deck. There are three nice size bedrooms and a full bathroom off the kitchen area. The basement is fully finished with a large rec room, 4th bedroom and 2nd bathroom. Laguna Circle is just minutes from HWY #1 and Stoney Trail making travel within the city easy and convenient. Village Square Leisure Centre and the Monterey Co-op are a five minute drive. This is a great opportunity for an investor or buyer wanting a long term possession.