

# \$599,888 - 6967 Laguna Way Ne, Calgary

MLS® #A2231609

**\$599,888**

4 Bedroom, 4.00 Bathroom, 1,480 sqft

Residential on 0.07 Acres

Monterey Park, Calgary, Alberta

4 BEDS | 3.5 BATHROOMS | OVERSIZED  
GARAGE | HARDWOOD FLOORS | 2 LIVING  
AREAS | CONVENIENT LOCATION

Welcome to this beautifully maintained two-storey home tucked away in a quiet cul-de-sac in the desirable community of Monterey Park. As you step inside, you're greeted by rich hardwood flooring that flows throughout the main level, setting a warm and elegant tone. The front living room offers a bright and versatile space – perfect for welcoming guests, relaxing with a book, or creating a formal sitting area. Just beyond is the functional kitchen, offering ample cabinet space and room to cook and gather. Adjacent to the kitchen is a separate dining area, ideal for family meals but easily adaptable into an open home office or study nook to suit your lifestyle.

Connected to the kitchen is a second, cozy living area featuring a beautiful fireplace – the perfect spot to unwind on cooler evenings or entertain friends and family. A convenient 2-piece bathroom completes the main floor. Upstairs, the spacious primary suite offers a quiet retreat with a walk-in closet and a private 4-piece ensuite. Down the hall, you'll find a linen closet, two additional generously sized bedrooms, and a shared 4-piece bathroom – a great layout for a growing family.

The finished basement adds even more living



space, featuring an additional bedroom and full bathroom – ideal for guests, a teenager’s space, or a home office. Step outside to a sunny, finished back deck perfect for summer BBQs, with space to garden or enjoy the outdoors. The oversized double detached garage offers room for two vehicles, extra storage, or even a workshop. Located near schools, shopping, playgrounds, and major routes like McKnight Blvd, Stoney Trail, and Trans Canada Highway, this home offers both comfort and convenience. Don't miss the opportunity to make it yours!

Built in 1992

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231609    |
| Price          | \$599,888   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,480       |
| Acres          | 0.07        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 6967 Laguna Way Ne |
| Subdivision | Monterey Park      |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T1Y 6W2            |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 2                                             |
| Parking        | Double Garage Detached, Off Street, Oversized |
| # of Garages   | 2                                             |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, Recessed Lighting, Storage |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer                            |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Electric                                                                                      |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

## Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Entrance, Private Yard                                       |
| Lot Description   | Back Lane, City Lot, Cleared, Dog Run Fenced In, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Vinyl Siding                                                                           |
| Foundation        | Poured Concrete                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 45              |
| Zoning         | R-CG            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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