

# \$525,000 - 8007 Laguna Way Ne, Calgary

MLS® #A2254095

**\$525,000**

3 Bedroom, 2.00 Bathroom, 892 sqft

Residential on 0.08 Acres

Monterey Park, Calgary, Alberta

OPEN HOUSE Sunday September 7th 1pm to 4pm 8007 Laguna Way NE 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. Kitchen has newer appliances including a brand new dishwasher and walk-in pantry. 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 25â€™™6â€™• 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. [VIEW THE 3D Tour](#) (purple house symbol) Welcome home!

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254095    |
| Price          | \$525,000   |
| 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 | T1T7A4             |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 1   |
| Parking        | Garage Door Opener, Garage Faces Rear, Oversized, Secured, Single Garage Detached |
| # of Garages   | 1   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings        |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance, Private Yard                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 3                   |
| Zoning         | R-CG                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.