



THE
A-TEAM

**RE/MAX
FIRST**

5408 LAKEVIEW Drive, Calgary T3E5R9

MLS®#: **A2147962**

Area: **Lakeview**

Listing Date: **07/08/24**

List Price: **\$819,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1967**

Lot Information

Lot Sz Ar: **5,306 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space**
Park Feat: **Off Street**

DOM

70
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Mixed**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Refrigerator,Stove(s),Washer/Dryer Stacked**
Int Feat: **Bar,Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	13`6" x 9`5"
Dining Room	Main	10`0" x 9`0"
2pc Ensuite bath	Main	5`1" x 4`5"
Bedroom	Main	10`3" x 8`3"
Family Room	Basement	22`10" x 17`2"
Bedroom	Basement	12`10" x 9`10"

Room	Level	Dimensions
Living Room	Main	14`11" x 13`11"
Bedroom - Primary	Main	13`2" x 10`11"
Bedroom	Main	10`3" x 8`11"
4pc Bathroom	Main	8`3" x 4`11"
Bedroom	Basement	16`4" x 15`4"
3pc Bathroom	Basement	7`1" x 3`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
r-c1

3048JK

Remarks

Pub Rmks:

Open House Saturday September 14 12-2pm!! Welcome to the award winning community of Lakeview, backing onto the beautiful Glenmore Park and Reservoir with sought after schools, amenities, mountain views, short drive to downtown and quick access to Stoney Trail. It's no wonder this well established community is so renowned! Backing onto a green space and playground sits this amazing fully renovated, open concept, 5 bedroom bungalow with over 2000 square feet of living space. This is a very well thought out renovation with no expense spared. Starting with the mechanical this property features a brand new high efficiency furnace, new Honeywell thermostat, new high efficiency hot water tank, new electrical panel and upgraded wiring and plumbing. On the exterior boasts a brand new roof, as well as new windows, eavestroughs, soffits, fascia, siding, fencing, doors, paint, and finished with fresh poured concrete pad and walk path. The entire lot has been levelled for maximum functionality and fresh sod will be put down as soon as the current water restrictions allow! The interior features new insulation in the attic, flat ceilings with new pot lights throughout. Other upgrades include fresh paint, new cabinets and flooring as well. The kitchen showcases brand new appliances, quartz counters and waterfall style island, highlighted by a beautiful upgraded backsplash. Each bathroom has been completely renovated with brand new sinks, toilets, tubs and showers, upgraded lighting, new tiles, new doors and handles, new baseboards and casings and many, many more upgrades. A property with this much value does not come on the market very often. Make the call and come view this property today!!

Inclusions:
Property Listed By:

NA
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







