

3336 LAKESIDE Crescent, Calgary T3E 6A6

MLS® #: **A2173558** Area: **Lakeview** Listing Date: **10/17/24** List Price: **\$2,199,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,500 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,938**
 Low Sqft:
 Ttl Sqft: **2,938**

DOM

1
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Underground Sprinklers,Rectangular Lot,See Remarks**
 Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Fireplace(s),Forced Air,See Remarks**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Concrete,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Convection Oven,Dishwasher,Disposal,Dryer,ENERGY STAR Qualified Appliances,Garage Control(s),Garburator,Gas Range,Humidifier,Instant Hot Water,Microwave,See Remarks,Washer**
 Int Feat: **Bar,Beamed Ceilings,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Dry Bar,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Skylight(s),Smart Home,Storage,Sump Pump(s),Tankless Hot Water,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`6"	Dining Room	Main	13`0" x 11`3"
Foyer	Main	15`4" x 10`5"	Kitchen	Main	17`10" x 9`6"
Living Room	Main	29`3" x 23`8"	Mud Room	Main	7`10" x 7`6"
Office	Main	12`0" x 11`0"	Pantry	Main	9`9" x 5`1"

4pc Bathroom Upper 7`11" x 4`10"
Bedroom Upper 12`11" x 12`0"
Laundry Upper 7`8" x 7`8"
Walk-In Closet Upper 19`6" x 7`11"
Bedroom Lower 11`10" x 11`8"
Other Lower 11`6" x 9`9"
Storage Lower 10`8" x 5`11"
Wine Cellar Lower 7`7" x 6`6"

5pc Ensuite bath Upper 12`5" x 11`0"
Bedroom Upper 11`11" x 11`11"
Bedroom - Primary Upper 24`9" x 18`4"
4pc Bathroom Lower 7`10" x 9`8"
Bedroom Lower 12`11" x 11`9"
Family Room Lower 25`6" x 17`7"
Furnace/Utility Room Lower 13`6" x 6`8"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **1940JK**

Remarks

Pub Rmks: **Stunning, Classic, and Timeless custom-built home by Ironwood Custom Homes in the wonderful community of Lakeview! This home was meticulously built with great passion, and professional design and is a quintessential monument of fine luxury homes. You will be welcomed by a grand open foyer with tray ceilings throughout and soft white beams, a beautiful showroom staircase, warm white oak hardwood floors, and a spacious main floor with a front home office, a wall-panelled dining area, and a large walk-in pantry. The kitchen radiates affluence with thickened edge counter tops, a built-in panel covered fridge/freezer, natural gas Wolf range/oven, custom range hood, pot filler, built-in wall convection oven, speed oven/microwave, a large island, champaign bronze fixtures, a glass rinser and hidden cabinets on the front of the island. A long bar area with a dual zone wine and beverage cooler. The long stretch of windows and doors along the back wall brings in an abundance of natural light. The spacious living room has a sophisticated wall-to-wall built-in and fireplace. The living area looks out to a very large deck, a fully finished triple-car garage with epoxy flooring, and backyard! This Home is equipped with technologies such as Alexa to give voice commands, Lutron lighting system walk in and say "Alexa all lights on"! The home has In-ceiling speakers with a Sonos amp, Pro Ring doorbells, Nest thermostats, rear Ring camera, deck speaker, Ring alley camera, myQ garage door openers with cameras, wifi irrigation system as well as other integrated technologies! The primary bedroom is breathtaking and gracious! With a tray ceiling nearly 10' tall inside, soft white beams, a long beautiful slat wall, two way corner Fireplace, a reading area next to the large windows, in ceiling speaker, a grand walk-in closet with built-in drawers, shelves, custom mirror and tons of hanging and storage space. The ensuite is elegant, and comforting and will embrace with the touch of the warm heated floor, natural light through the skylight and window, large double vanity with custom Mirrors, distinguished freestanding tub with in-wall faucet, luxurious steam shower with body sprays, also an in-ceiling speaker, private enclosed toilet area and a plug if you choose to add a bidet seat. The upper floor has a great laundry room, storage closet, bathroom, 2 good size bedrooms, beautiful open to below at the foyer, and an art light on the stairway wall. The lower level is the perfect place to entertain or just hang out! With a showcase wine room and bar, another dual zone wine and beverage fridge, a sink, and a peninsula next to a seating area with a fireplace. In floor heating through out the basement slab, bonus hidden storage room behind a shiplap wall. More in-ceiling speakers, a full bathroom, 2 additional bedrooms, and an open flex area. Situated next to North Glenmore Park, with walk/bike trails, golfing, shopping, and great schools. With so much to offer, don't miss this opportunity!**

Inclusions: **N/A**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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









