



THE
A-TEAM

**RE/MAX
FIRST**

5416 LADBROOKE Drive, Calgary T3E 5X8

MLS®#: **A2176809**

Area: **Lakeview**

Listing Date: **11/01/24**

List Price: **\$790,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,511 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,059**
Low Sqft:
Ttl Sqft: **1,059**

DOM

32
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Lawn,No Neighbours Behind,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Refrigerator,See Remarks,Stove(s),Washer,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Granite Counters,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------------|-------|----------------|
| Living Room | Main | 19`8" x 12`0" |
| Kitchen | Main | 12`6" x 13`9" |
| Bedroom - Primary | Main | 13`9" x 10`11" |
| Bedroom | Main | 10`1" x 8`11" |
| Bedroom | Suite | 8`11" x 13`0" |
| Living/Dining Room Combination | Suite | 23`9" x 16`5" |
| Laundry | Suite | 8`10" x 13`1" |

| Room | Level | Dimensions |
|--------------|-------|---------------|
| Dining Room | Main | 9`3" x 11`9" |
| Foyer | Main | 4`5" x 8`10" |
| Bedroom | Main | 13`3" x 8`11" |
| 4pc Bathroom | Main | 7`2" x 8`11" |
| Bedroom | Suite | 12`5" x 9`6" |
| Kitchen | Suite | 11`4" x 3`4" |
| 4pc Bathroom | Suite | 5`10" x 8`11" |

Storage Suite 7' 0" x 13' 1" Legal/Tax/Financial

Title: Zoning:
Fee Simple R-CG
Legal Desc: 4305JK

Remarks

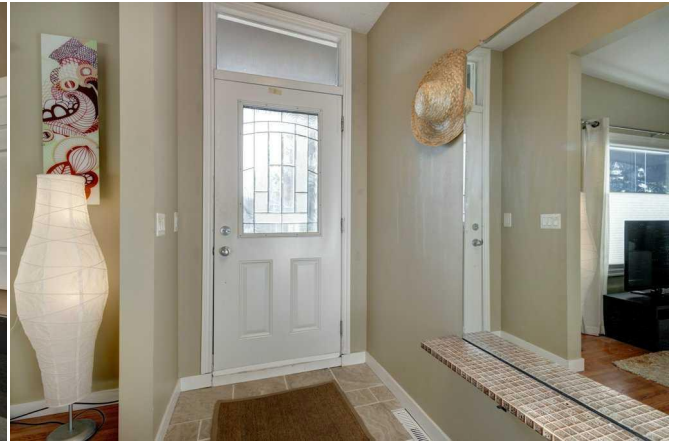
Pub Rmks: **OPEN HOUSE SAT Nov 30th 2-4 PM and SUN Dec 1st 1-3 PM - Welcome to this beautifully updated home with bonus Legal Suite in the highly desirable Lakeview community! This 5 bedroom home boasts numerous modern updates, including a sleek kitchen featuring gloss white cabinetry, stunning granite countertops, and a stainless steel appliance package. With most windows recently replaced, a high-efficiency furnace, a warm cedar front porch, and an expansive rear deck that spans the width of the house, you'll enjoy comfort, charm, and efficiency. The main level is truly inviting, showcasing pristine oak hardwood flooring and vaulted ceilings that add spaciousness to the living and dining areas. Natural light floods the room from large, adjustable custom-shaded windows. Three well-sized bedrooms and a luxurious 4-piece bath with a large soaker jacuzzi tub complete this level, while a separate stacked laundry unit is conveniently located near the rear entrance. A major bonus to this property is the legal 2-bedroom suite with its own entrance and separate laundry facilities. Previously rented to students for \$1,800/month, this suite is an excellent income opportunity or guest suite. Outside, enjoy the oversized double detached garage and a private, fenced yard with no neighbours behind, providing ideal privacy and ample space. Sound wall improvement plans are also underway. Roof was replaced May 2014 with 30-year rated shingles. In the coveted community of Lakeview, residents love the close proximity to top-rated schools, playgrounds, Earl Grey Golf Course, and beautiful parks like North Glenmore, Weaselhead, and Sandy Beach, perfect for outdoor activities year-round. Just a short drive from Glenmore Trail, 37 Street, and Crowchild Trail, and only minutes to Mount Royal University and downtown, this home offers unparalleled convenience. Come and experience the best of Lakeview living!**

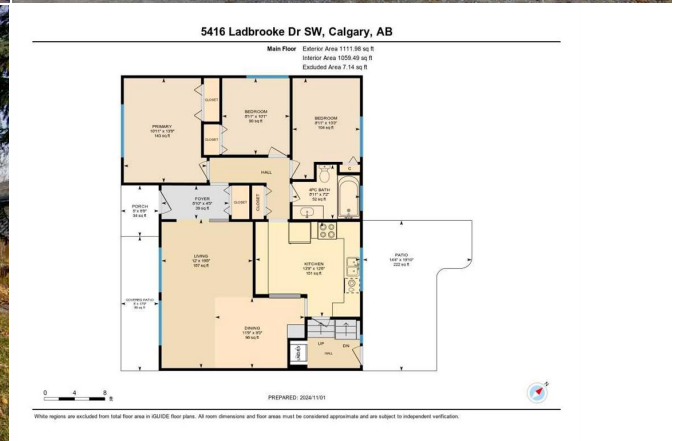
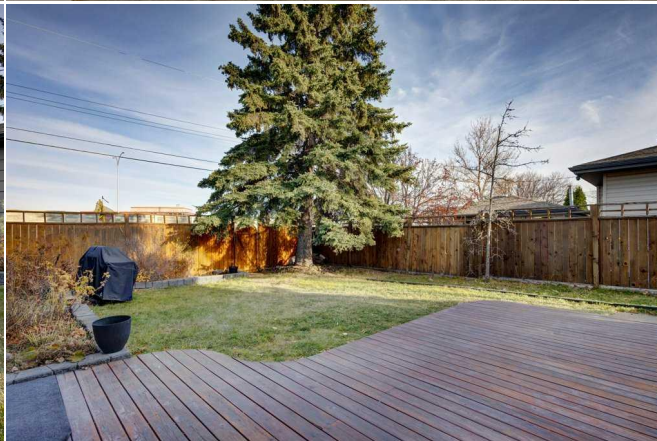
Inclusions: Attached shelving in garage, Window Coverings
Property Listed By: CIR Realty

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









5416 Ladbrooke Dr SW, Calgary, AB

Basement (Below Grade) Exterior Area 1030.75 sq ft
Interior Area 980.15 sq ft

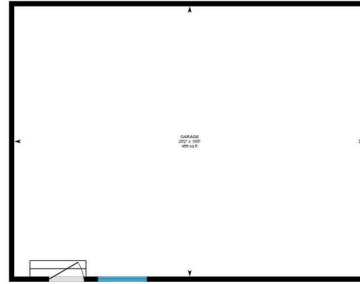


PREPARED: 2024/11/01

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Detached Garage Exterior Area 622.07 sq ft



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