



THE
A-TEAM

**RE/MAX
FIRST**

5711 LAWSON Place, Calgary T3E 5Z1

MLS®#: **A2177626**

Area: **Lakeview**

Listing Date: **11/09/24**

List Price: **\$835,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**

Lot Information

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

Finished Floor Area

Abv Sqft: **1,259**
Low Sqft:
Ttl Sqft: **1,259**

DOM

3

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Cul-De-Sac,Front Yard,Street Lighting**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Water Purifier,Water Softener,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Jetted Tub,Laminate Counters,Natural Woodwork,Skylight(s),Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`2" x 12`5"
Breakfast Nook	Main	9`4" x 6`2"
Den	Basement	10`10" x 4`7"
Laundry	Basement	5`11" x 5`6"
Game Room	Basement	18`9" x 14`8"
Foyer	Main	9`1" x 6`11"
Sunroom/Solarium	Main	13`2" x 12`8"

Room	Level	Dimensions
Kitchen	Main	12`9" x 9`1"
Dining Room	Main	12`11" x 8`1"
Bonus Room	Basement	10`10" x 9`0"
Furnace/Utility Room	Basement	6`8" x 5`9"
Storage	Basement	14`4" x 6`0"
Walk-In Closet	Main	6`0" x 2`11"
Bedroom - Primary	Main	12`5" x 9`11"

Bedroom
3pc Bathroom

Main
Basement

9`0" x 8`11"
9`4" x 5`3"

4pc Bathroom

Main

8`8" x 7`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3048JK

Zoning:
R-CG

Remarks

Pub Rmks:

Nestled in the peaceful cul-de-sac of Lakeview, this inviting 2 bedroom, 2 bathroom bungalow offers a perfect blend of classic charm and modern comforts. The home features original hardwood floors throughout the main level, creating a warm and welcoming atmosphere, while large bay windows in the living room bathe the space in natural light. A cozy gas fireplace adds a touch of elegance and comfort to the living area. The kitchen is thoughtfully designed and offers all the essentials for preparing meals with ease. Step into the serene heated solarium, a unique feature of the home, with its bay windows and ceiling fan —ideal for year-round enjoyment. The bathroom boasts both a jetted tub and a separate stand-up shower, providing the ultimate in relaxation. Downstairs, the finished basement is a versatile space with cozy carpeting and hardwood flooring. It includes a pool table and built-in bookcases, creating an excellent space for entertainment or relaxation. The exterior of the home features unique brickwork, adding character and curb appeal. Enjoy your private outdoor space on the composite deck in the back porch, a perfect spot for morning coffee or evening gatherings. The landscaped backyard includes raised bed perennial gardens, bringing vibrant colour and seasonal beauty to your outdoor space. With an oversized detached double garage providing ample storage and parking, this home truly has it all. Located in a quiet, family-friendly cul-de-sac, this home offers the ideal balance of tranquility and convenience. Whether you're looking for a cozy retreat or a space to entertain, this charming bungalow in Lakeview is sure to meet your needs.

Inclusions:
Property Listed By:

**Large storage shed, pool table and basement bookcases. Central vacuum sold AS IS
Century 21 PowerRealty.ca**

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











