



THE
A-TEAM

**RE/MAX
FIRST**

5644 LODGE Crescent, Calgary T3E 5Y7

MLS®#: **A2185830** Area: **Lakeview** Listing Date: **01/09/25** List Price: **\$985,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1966**
Lot Information
 Lot Sz Ar: **10,387 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,753**
 Low Sqft:
 Ttl Sqft: **1,753**

DOM

1
Layout
 Beds: **6 (4 2)**
 Baths: **2.0 (1 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Lawn,Landscaped,Many Trees,Pie Shaped Lot**
 Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Fire Pit,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Laminate Counters,Track Lighting**
 Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Available,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	24`3" x 12`1"	Foyer	Main	11`3" x 10`1"
Kitchen	Main	12`7" x 11`7"	Dining Room	Main	13`3" x 9`11"
2pc Bathroom	Main	4`11" x 4`4"	Bedroom	Second	11`7" x 11`6"
Bedroom	Second	9`7" x 8`10"	Bedroom	Second	14`4" x 12`1"
Bedroom - Primary	Second	12`3" x 16`7"	4pc Bathroom	Second	6`0" x 11`10"
Bedroom	Basement	9`1" x 10`3"	Bedroom	Basement	8`1" x 10`3"

Game Room

Basement

21`0" x 11`2"

2pc Bathroom
Legal/Tax/Financial

Basement

9`11" x 9`1"

Title:
Fee Simple
Legal Desc:

3048JK

Zoning:
R-CG

Remarks

Pub Rmks:

****Open House Friday January 10 from 2-4pm** Here is a True Rare Find in the Family Friendly community of Lakeview. On a 1/4-acre lot on the quiet tree-lined LODGE CRESCENT, this home offers over 2400 sq ft of living space. A rare 4 bedroom Up, Two-Story home, is ready for you to put your personal touch on. The home has been well maintained. The main floor layout includes a formal dining room with Oak site finished Hardwood Flooring and bright Bay Window. The Kitchen has plenty of counter space and storage. The spacious living room spans the length of the house and features a beautiful wood-burning, gas ignited brick faced Fireplace. The home is equipped with two Bathrooms including a main floor 2-pc Powder Room and a 4-piece Bathroom on the upper floor. There are 4 generous Bedrooms Up, each featuring Vaulted Ceilings. The Basement is developed with a large family room, bedroom, office and laundry room. The best part of this home is the Massive Back Yard that is fully fenced. Sit on the covered deck and admire your acreage-like yard. There is a dog run, a separate garden area and firepit as well. The Double Oversized Detached Garage faces onto the back alley for convenience. Lakeview offers many schools nearby, as well as stores, restaurants, and Glenmore Park and Pathways are just a step away. Schedule your private viewing and come see today. Offers will be presented Sunday January 12 at 6pm.**

Inclusions:
Property Listed By:

**Light Fixtures, Garage Door Opener
RE/MAX House of Real Estate**

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













