



GRASSROOTS
REALTY GROUP

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2703 Lougheed Drive SW
Calgary, Alberta

MLS # A2215924



\$990,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Private, Reve		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Cement Fiber Board, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: window coverings, flat screen TV in dining area

This professionally renovated 4 bedroom, 3 bathroom bungalow is located in the Lakeview area. The home includes a new kitchen with Wolfe appliances, quartz countertops, ample cabinets, and a large island. The design is open across the living, dining, and kitchen areas. The primary bedroom features a walk-in closet with a built-in closet system. The ensuite includes a walk-in shower, double vanity, and deep soaker tub. The main floor also has a second bedroom and a 2 piece bathroom. The basement offers a rec/family room, dry bar (roughed in for a wet bar), workout room, 3 piece bathroom, and two bright bedrooms with egress windows and built-in closet systems. Updates include plumbing, electrical, windows, high efficiency furnace, hot water tank, insulation between floors, and new flooring throughout. The backyard has a large patio, gravel pad, exposed aggregate sidewalks front steps, , perfectly manicured lawn and underground sprinkler system. The garage is an oversized single with back alley access. The lot measures 66.5 feet at the front and 45.5 feet at the back. Nearby is Lakeview Plaza, which includes various amenities such as an IGA, pet store, liquor store, vet, dry cleaner, nail salon, pub, and more. There is easy access to Glenmore and Crowchild Trail. Lakeview is an inner city community surrounded by nature, with views of the mountains, Glenmore Reservoir, North Glenmore Park, Weaselhead Flats, and local amenities. Do not miss your opportunity to call this home!