



GRASSROOTS
REALTY GROUP

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**5335 La Salle Crescent SW
Calgary, Alberta**

MLS # A2231598



\$975,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,265 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Remote Control for Window Coverings, TV & Mount in Primary Bedroom, Frame TV & Mount in Living Room, TV & Mount in Basement, All Built-in Speakers, Fire Pit in Backyard, Storage Shed in Backyard.

Tucked into a quiet street in the heart of Lakeview, this rare, stylish, exceptionally priced bungalow is a standout opportunity for downsizers, empty nesters, or small families seeking refined comfort and peaceful living. Perfectly positioned on a corner lot just moments from the Glenmore Reservoir, this fully renovated home delivers a seamless blend of modern design and everyday functionality in one of Calgary's most coveted neighbourhoods. A charming front porch sets the tone as you step into a bright, inviting foyer that opens to the stylish living room. Big, beautiful windows flood the main floor with natural light, while warm hardwood floors and a flowing open layout create an effortless sense of space. The chic, contemporary kitchen features quartz and granite counters, ample storage, and a dedicated dining area, with a spacious mudroom tucked discreetly behind for added organization. A large private patio extends along the West side of the home and provides an ideal space for entertaining, relaxing with a morning coffee, or enjoying al fresco dinners with friends. The south-facing backyard is fully fenced and framed by lush greenery, offering a serene outdoor escape for you and your four-legged companions. The main level is anchored by a tranquil primary suite that includes dual walk-in closets and a stunning ensuite retreat, complete with a freestanding soaker tub, oversized glass shower with dual heads, double vanities, and elegant built-in storage. Downstairs, the fully developed basement expands your living space with a large family room perfect for movie nights and game days, two generously sized bedrooms, a stylish five-piece bathroom, and a large laundry/utility room with space for a gym or additional storage. Updates include a new roof, new furnace, and new air conditioning to boost energy efficiency year-round. A single attached garage adds

everyday convenience, while the unbeatable Lakeview location offers easy access to North Glenmore Park, extensive reservoir pathways, Mount Royal University, Rockyview Hospital, and quick connections to downtown and major routes. This is more than a home - it's a lifestyle. Make your move to Lakeview and start your next chapter in comfort, style, and timeless value.