



GRASSROOTS
REALTY GROUP

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**57 Gladeview Crescent SW
Calgary, Alberta**

MLS # A2232918



\$735,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,048 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Heated Garage, Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Chandelier, Separate Entrance, Soaking Tub, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NONE

Beautifully maintained and ideally located, this 4-bedroom bungalow on an oversized pie lot within a quiet crescent in Glamorgan offers stylish comfort, exceptional outdoor space and outstanding walkability to parks, schools, MRU, transit and shopping. Inside, a neutral colour palette and gleaming hardwood floors create a warm and welcoming atmosphere throughout the main living areas. Sit back and relax in the inviting living room while oversized bay windows stream in natural light. Easily entertaining in the adjacent dining room with beautiful designer lighting and clear sightlines for unobstructed conversations. The kitchen is extremely functional and bright with stainless steel appliances, generous cabinet storage and sliding doors that connect seamlessly to the expansive west-facing deck, perfect for summer dining and hosting. Three well-appointed bedrooms are on this level, sharing the beautifully updated 4 piece bathroom. The fully finished lower level adds exceptional flexibility with one additional bedroom, a den, a 3 piece bathroom and a large rec room that entices movie and games nights. Outside, the oversized pie-shaped lot offers plenty of space for kids and pets to roam, with established gardens, mature trees, a fully fenced yard and an expansive deck for barbequing or lazy weekends lounging. A heated single detached garage and rear parking pad accommodate up to three vehicles. This home combines the charm of an established community with the amenities today's families need. Enjoy being just minutes from the West Hills and Signal Hill shopping districts while also walking distance to highly rated schools, neighbourhood parks, playgrounds, restaurants and an active community centre that offers year-round programming for all ages. With quick access to downtown and a welcoming family-friendly feel, this home delivers exceptional lifestyle

value in one of southwest Calgary’s most connected communities!