



GRASSROOTS
REALTY GROUP

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5720 Lakeview Drive SW
Calgary, Alberta

MLS # A2243678



\$880,000

Division:	Lakeview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,199 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	French Door, Quartz Counters, Separate Entrance		

Inclusions: garage door opener, light fixtures

**** OPEN HOUSE Tuesday JULY 29 from 2-4 PM **** Whether you're relaxing in your sun-filled living room, preparing meals in your designer kitchen, or exploring the natural beauty just outside your door, this renovated 4-level split detached home in the desired community of Lakeview offers a lifestyle of comfort, elegance, and convenience. With 3 bedrooms and 2 full bathrooms, it's perfect for the growing family. This home has been meticulously updated and upgraded with site finished oak hardwood flooring on most of main floor and bedrooms, newer windows throughout, with Hunter Douglas coverings, and a walk-up third level to the outside. The Kitchen features maple cabinetry, plenty of storage, quartz counters, upgraded stainless appliances, gas range and counter seating. This home design allows for separation with 2 living rooms including a stone-faced gas fireplace in the main living room. Upstairs are 2 generous bedrooms that can be converted to a third, if you desire. Enjoy the summer days relaxing on your wood deck while admiring the many flower perennial gardens. Fully fenced plus RV gate and oversized detached garage with newer door and opener. Other updates include shingles 2012, HE Furnace 2019, washer/dryer 2020. The lower levels offer flexible spaces for a family room, home office, gym, or creative studio—the possibilities are endless. Situated in the heart of the community, just steps to Glenmore Park, Pathways, local schools, an array of walking and hiking trails, golf courses, shopping, and dining. Discover your perfect haven—schedule a private tour today!