



**5411 Ladbroke Drive SW
Calgary, Alberta**

MLS # A2291483

\$1,149,998



Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,493 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run		

Heating:	Forced Air, Solar	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Hot-tub, Pool Table in Basement

OPEN HOUSE - SAT, APR 11 & SUN, APR 12 AT 11AM-3PM EXTENSIVELY UPGRADED BUNGALOW ON A PIE LOT WITH BACKYARD OASIS IN LAKEVIEW — 15 MINUTES TO DOWNTOWN! If you’ve been looking for an inner-city home that pairs a tastefully updated home on a large private lot… You’ve found it! Located on a peaceful cul-de-sac in the highly desirable mature community of Lakeview, this home has all the space to grow with your family and bonus modern comforts like solar panels, a hot-tub, and a double-garage with EV charging. Walking in, rich hardwood floors cover the main level. The home is so bright and inviting thanks to the generous amount of triple-pane windows and skylights. Cozy up in the living room that’s warmed up by the gas fireplace. The dining room and kitchen both open to the living room. The kitchen is truly a chef’s dream… When you visit, open all the cabinets along the walls and island to be delighted by the custom spice racks and deep storage for pots and pans. Around the corner is the home office filled with natural light through the French doors. From the office, exit onto a private covered deck. This deck has motorized wind and bug screens that fully encloses the space and it even overlooks the hot tub (included in sale!). Back inside & down the hall is the master bedroom which features a walk-in closet with custom built-in shelving and a 3-piece ensuite with a stand-up tile surround shower. A 2nd bedroom and an additional 4pc bath finish off the main floor. Heading downstairs, you’ll pass the back-door mudroom with large custom built-in lockers, perfect for storing jackets and boots. The basement is fully developed with a 580 SQFT rec room, a 2nd matching gas fireplace, and is already ready-to-go with a pool table (also

included in sale!). Down here, there are 2 more good-sized bedrooms and a 3pc bath to round out the basement. Outside, the backyard is sure to impress. Set on a huge pie-shaped lot, it is fully fenced with stamped concrete pathways, a central hot-tub, mature trees, and multiple seating areas on the deck or by the firepit — perfect for summer evenings with friends or relaxing with a morning coffee! This home wouldn’t be complete without a garage to match the level of care inside the home. Epoxy floors make the garage neat and tidy. It’s also equipped with EV charging. Behind the home is Lakeview Off-leash Park and Playground. A short drive takes you to Mount Royal University with all of its amenities and sports fields. A 5-min drive (or walk!) brings you to North Glenmore Park and Reservoir where you can enjoy the Elbow River walking paths, visit Heritage Park or play a round at Earl Grey Golf Club. Chinook Centre is also nearby for all of your shopping needs. Jumping in the car: Downtown is a 15 min drive (12.5KM), Airport is a 27 min drive (31.5KM), and Banff is a 1 hr 22 min drive (128KM).