



**2724 Lougheed Drive SW  
Calgary, Alberta**

**MLS # A2298102**



**\$889,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Exceptional Lakeview Living. This meticulously maintained 4-level split has been extensively modernized, offering the perfect blend of classic charm and contemporary convenience on a spacious 58' x 100' lot. Entering the home you will be welcomed into a main level that flows seamlessly from the front living room into the dining area, both featuring gleaming updated hardwood floors. You then enter into the beautifully renovated kitchen (2021) complete with quartz countertops and plenty of functional built in storage. The upper level features three well-appointed bedrooms, including a primary suite with hardwood flooring throughout and a full 5 piece bathroom. Heading down to the third level you will find a large family room that is flooded with natural light from the large windows, a perfectly situated office area as well as a 3 piece bathroom. Completing this level is a functional, well sized mudroom with heated flooring and large built in closets. The basement level offers a great rec area featuring a gas fireplace and a conveniently located laundry area. This home has undergone extensive upgrades providing ultimate peace of mind, including triple-pane windows throughout the upper 3 levels, brand-new basement carpet and fresh paint, central air conditioning, a high-efficiency furnace, complete electrical upgrade, and a radon mitigation system. Outside, enjoy a private, treed backyard with a lovely deck and a detached garage featuring a 2018 overhead door. Located steps from North Glenmore Park and top-rated schools, this turn-key home is ready for its next chapter.&nbsp;