



GRASSROOTS
REALTY GROUP

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5927 34 Street SW
Calgary, Alberta

MLS # A2300461



\$2,250,000

Division:	Lakeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,259 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected, etc.
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Soaking Tub, Walk-In Closet(s)		

Inclusions: Proslat Shelving in Garage

OPEN HOUSE Saturday April 11 from 1pm-4pmStunning luxury home in Lakeview by Matrix (Burntwood Homes), perfectly positioned overlooking a peaceful greenspace and just steps from the Lakeview Community Association, hockey rink, parks, and Connect Charter School. This exceptional property showcases premium finishings and beautiful materials throughout, with extensive custom woodwork on every level including a walk-in pantry, mudroom lockers, and fully built-out closets. The main floor offers a bright, open concept layout ideal for entertaining, highlighted by a gourmet kitchen, featuring GE Monogram appliances, an oversized island, and custom cabinetry. The living room is anchored by a striking full-height tiled fireplace flanked by built-ins, while large windows, light wood floors, and modern neutral tones create a warm, airy feel. A private office and formal dining room, separated by 8' French doors, complete the main level. Upstairs, three spacious bedrooms each feature their own ensuite and walk-in closet. The primary retreat is a true sanctuary with a freestanding soaker tub, oversized rain shower and dual walk-in closets with custom organizers. Double patio doors open to a private west-facing balcony overlooking the backyard. Convenient upper-floor laundry adds everyday ease. The fully finished basement extends the living space with a media room, recreation area, wet bar, fourth bedroom, and full bath, ideal for entertaining or relaxing. Additional upgrades including air conditioning, Hunter Douglas blinds throughout, a reverse osmosis water purification system, water softener, and a fully drywalled double detached garage for a clean, finished look. The beautifully landscaped west facing backyard offers a turnkey outdoor space with gas line for barbecue, electronic awning to escape the hot summer sun and a spacious deck to enjoy

the evening sunsets. Located in one of Calgary's most desirable communities, Lakeview offers excellent schools, parks, and amenities within walking distance, along with quick access to major routes and a short downtown commute. A truly exceptional home in a premier location.