



**GRASSROOTS**  
REALTY GROUP

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**5604 37 Street SW**  
**Calgary, Alberta**

**MLS # A2161887**



**\$950,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,193 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C2

**Utilities:** -

**Inclusions:** None

Modern Living combined with Establish Community! Live in Lakeview in a newer modern home! The perfect combination of location with all the benefits of a newer property. This fully finished extensively upgraded two story semi-detached home offers a total of four bedrooms, four bathrooms, extensive upgrading, and an insulated/drywalled double detached garage. All three floors offer extra height (9ft and 10ft) ceilings with extra high vaulted ceiling on the top floor providing a tremendous feeling of space throughout this home. There are three bedrooms, two bathrooms, and a separate laundry room on the top floor. The spacious master suite has a sitting area with large windows and a private west facing balcony to take advantage of the amazing mountain view! There is a full ensuite with heated tile flooring, double sinks, free standing tub, and an oversized tile/glass shower. An open concept through the main floor with the soaring ceilings is fantastic for entertaining and day-to-day living. The front living room has a fireplace and offers some terrific mountain views. The upgraded kitchen is a great focal point for your new home. Wide plank hardwood, quartz counters, upgraded stainless steel appliances, and a large island is great for entertaining friends and family. The second living space (dining area) at the back of the home has a second fireplace as well. The lower level with fourth bedroom, full bathroom with an oversized shower, family room with a full wet bar & fridge & an exceptional wine room, complete your new living space. There is a patio area off the back of the home, leading you to your double car garage. If you are looking for the advantages of living in a newer property combined with a more central location in the community of Lakeview & do not miss this opportunity!

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