



**5416 Ladbroke Drive SW
Calgary, Alberta**

MLS # A2176809



\$790,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1967 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Lawn, No Neighbours Behind, La		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Attached shelving in garage, Window Coverings

OPEN HOUSE SAT & SUN NOV 16-17th 1-4 PM - Welcome to this beautifully updated home in the highly desirable Lakeview community! This 5 bedroom home boasts numerous modern updates, including a sleek kitchen featuring gloss white cabinetry, stunning granite countertops, and a stainless steel appliance package. With most windows recently replaced, a high-efficiency furnace, a warm cedar front porch, and an expansive rear deck that spans the width of the house, you'll enjoy comfort, charm, and efficiency. The main level is truly inviting, showcasing pristine oak hardwood flooring and vaulted ceilings that add spaciousness to the living and dining areas. Natural light floods the room from large, adjustable custom-shaded windows. Three well-sized bedrooms and a luxurious 4-piece bath with a large soaker jacuzzi tub complete this level, while a separate stacked laundry unit is conveniently located near the rear entrance. A major bonus to this property is the legal 2-bedroom suite with its own entrance and separate laundry facilities. Previously rented to students for \$1,800/month, this suite is an excellent income opportunity or guest suite. Outside, enjoy the oversized double detached garage and a private, fenced yard with no neighbours behind, providing ideal privacy and ample space. Sound wall improvement plans are also underway. Roof was replaced May 2014 with 30-year rated shingles. In the coveted community of Lakeview, residents love the close proximity to top-rated schools, playgrounds, Earl Grey Golf Course, and beautiful parks like North Glenmore, Weaselhead, and Sandy Beach, perfect for outdoor activities year-round. Just a short drive from Glenmore Trail, 37 Street, and Crowchild Trail, and only minutes to Mount Royal University and downtown, this home offers unparalleled convenience. Come and experience the

best of Lakeview living!