



**5711 Lawson Place SW
Calgary, Alberta**

MLS # A2177626



\$835,000

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|------------------|---|---------------|-------------------|
| Division: | Lakeview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,259 sq.ft. | Age: | 1965 (59 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Street Lighting | | |

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|--------------------|----------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Stucco, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Laminate Counters, Natural Woodwork, Skylight(s), Vaulted Ceiling(s)

Inclusions: Large storage shed, pool table and basement bookcases. Central vacuum sold AS IS

Nestled in the peaceful cul-de-sac of Lakeview, this inviting 2 bedroom, 2 bathroom bungalow offers a perfect blend of classic charm and modern comforts. The home features original hardwood floors throughout the main level, creating a warm and welcoming atmosphere, while large bay windows in the living room bathe the space in natural light. A cozy gas fireplace adds a touch of elegance and comfort to the living area. The kitchen is thoughtfully designed and offers all the essentials for preparing meals with ease. Step into the serene heated solarium, a unique feature of the home, with its bay windows and ceiling fan —ideal for year-round enjoyment. The bathroom boasts both a jetted tub and a separate stand-up shower, providing the ultimate in relaxation. Downstairs, the finished basement is a versatile space with cozy carpeting and hardwood flooring. It includes a pool table and built-in bookcases, creating an excellent space for entertainment or relaxation. The exterior of the home features unique brickwork, adding character and curb appeal. Enjoy your private outdoor space on the composite deck in the back porch, a perfect spot for morning coffee or evening gatherings. The landscaped backyard includes raised bed perennial gardens, bringing vibrant colour and seasonal beauty to your outdoor space. With an oversized detached double garage providing ample storage and parking, this home truly has it all. Located in a quiet, family-friendly cul-de-sac, this home offers the ideal balance of tranquility and convenience. Whether you're looking for a cozy retreat or a space to entertain, this charming bungalow in Lakeview is sure to meet your needs.