



GRASSROOTS
REALTY GROUP

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5624 Ladbroke Drive SW
Calgary, Alberta

MLS # A2205451



\$830,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,514 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Converted Garage, Garage Faces Front, Garage Faces Rear, Off Street, Park		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lo		

Heating: High Efficiency, Forced Air, Natural Gas

Water: Public

Floors: Laminate, Tile, Wood

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Stucco, Wood Frame, Wood Siding

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Central Vacuum, No Smoking Home, Recessed Lighting

Inclusions: N/A

This lovely spacious Lakeview bungalow offers over 1500 sq feet of main floor living and an incredible 9000 plus square foot yard! It has never been on the market. The Original owners have called this special place "home" for 57 years, and now it's time for a new family to make memories here! Where to start! First, there is the park-like back yard offering over 9100 square feet, very private, treed and with no neighbors behind; it's truly a backyard oasis! Then there is the mid century bungalow offering over 1500 sq feet on the main floor, including a spacious main floor addition which is the heart of the home, the living room. This will be the gathering place for family and friends. It is appointed with high ceilings, gas fireplace, and hardwood parquet flooring. The living room is bright and spacious with high ceilings and new gas fireplace, perfect for entertaining! The main floor also includes a family room with fireplace which could serve as a den/office/or guest room, a formal dining room, eat in kitchen with oak cabinets and granite counters, new stove and built in dishwasher (2024). The main level offers 2 bedrooms plus the den/family room. including the bright primary bedroom and a four piece main bathroom. Downstairs offers a large games room, a third bedroom (window not to current code), a wine room, and large hobby room for the wine maker or hobbyist, and a half bathroom. The mechanical room features hi efficiency furnace and new electrical panel. Water softener included as well, along with the newer washer and dryer in the lower laundry room. The home is wonderful and unique, no cookie cutter house here! The other best part is the massive back yard: this lot is a pie backing on lane with no neighbors behind, and very private. The home includes two single car garages and a storage or hobby area between the garages. The home has two detached

single garages, a front single and a rear single garage which is insulated and heated, currently used as a workshop. This mid century bungalow on an oversized lot is a special opportunity for a discerning buyer. The roof, soffits, gutters, and fascia were all replaced in 2024. Bring your design ideas and create your own inner city dream home on this special property, or simply move in and enjoy this fabulous home ready to move into! Located on a quiet street in one of Calgary's best neighborhoods, Lakeview. Close to shopping, transit, parks, and MRU!