



GRASSROOTS
REALTY GROUP

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2756 Lionel Crescent SW
Calgary, Alberta

MLS # A2212209



\$1,499,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,458 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Washer, Dryer, Dishwasher, Bar fridge, Refrigerator, Gas stove, AC

Welcome to this stunning corner-lot brick bungalow in the heart of Lakeview, offering nearly 2,700 sq. ft. of beautifully finished living space with 4 bedrooms, 5 bathrooms, and central A/C for year-round comfort. Step inside to a spacious foyer with a built-in bench and hidden storage. The open-concept layout flows into a cozy living room with a custom Italian Venetian gas fireplace and an elegant dining area with a wet bar. The gourmet kitchen features a built-in Fisher & Paykel fridge and gas range, Italian Venetian hood fan, hidden coffee bar, pantry with pull-outs, and a large island with leather-finish quartz countertops. Custom cabinetry, designer drapery, engineered hardwood flooring, and premium blinds elevate the space throughout. A sleek 2-piece powder room is perfectly placed for guests. The main floor includes a luxurious primary retreat with a fireplace, custom walk-in closet, and spa-inspired 5-piece ensuite. A second bedroom offers its own 4-piece ensuite and built-in closet. At the back, a custom mudroom adds functional storage with built-in drawers and shelving. The finished basement includes glass railings, a glass-enclosed office or gym, second wet bar, and a spacious family room with a brick gas fireplace and under-stair storage. Two additional bedrooms—one with a 3-piece ensuite, the other with built-in closet—plus an extra 3-piece bathroom and designer laundry room complete the lower level. Outside, enjoy a sun-drenched lot with stone retaining wall, custom fencing, and a double oversized garage with gas heater and built-in workstation. Located steps from top schools, Glenmore Reservoir, parks, shops, and transit—this Lakeview gem truly has it all.