

# **\$925,000 - 3416 Lane Crescent Southwest, Calgary**

MLS® #A2050074

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## **\$925,000**

6 Bedroom, 3 Bathroom, 1,192 sqft

Residential on 0.13 Acres

Lakeview, Calgary, Alberta

Welcome to the highly sought-after neighborhood of Lakeview in Calgary. This stunning home has undergone an extensive renovation, leaving no detail untouched. Spanning over 2200 sqft of living space, this residence offers a modern and open concept design on the main floor, highlighted by vaulted ceilings in the living and dining area, a cozy gas fireplace, and expansive floor-to-ceiling windows that flood the space with an abundance of natural light. The kitchen has been thoughtfully remodeled and seamlessly connects to the main living area, providing convenient access for entertaining. Showcasing elegant quartz countertops with a captivating waterfall edge, contemporary lights and fixtures, and high-quality stainless steel appliances, the kitchen exudes both style and functionality. Step outside from the kitchen to the beautiful backyard featuring a deck and a fenced yard, creating a delightful space for outdoor gatherings and relaxation. With six bedrooms and two and a half bathrooms, this home offers ample space for a growing family. The main level accommodates three bedrooms, while the basement level houses an additional three bedrooms. The basement also features a generously sized open recreation room with baseboard heating, an inviting electric fireplace, a well-appointed three-piece bathroom, and a spacious laundry room. Furthermore, one of the basement bedrooms has been transformed into a gym area with rubber flooring, and there is a



provision for a future wet bar. The upgrades in this home have been meticulously executed, ensuring both style and functionality. From the luxury vinyl plank flooring throughout to the modernized bathrooms, no expense has been spared. The property also boasts a new hot water tank, new windows, a new roof, and fresh paint, providing a sense of reliability and peace of mind. The exterior of the home has received a remarkable transformation as well. Adorned with Hardie board siding, new fascia, and eavestrough, and enhanced by exterior lighting, the curb appeal is enhanced. The mature trees and fenced backyard create a private and tranquil outdoor oasis, perfect for entertaining guests or enjoying peaceful moments outdoors. The double detached garage offers convenient features such as 220V power, high ceilings, and drywall for a polished finish. The front lawn requires minimal maintenance and is beautifully complemented by large, mature trees, ensuring both privacy and natural beauty. The location of this home is truly unbeatable, with its proximity to esteemed schools, Lakeview Golf Club, Glenmore Athletic Park, North Glenmore Park, shopping centers, Earl Grey Golf Club, public transit options, and easy access to Glenmore and Crowchild Trail. You will enjoy the convenience and amenities that this neighborhood has to offer. We warmly invite you to schedule a showing and personally witness the extraordinary upgrades and remarkable features that make this Lakeview home an exceptional opportunity.

Built in 1962

**Essential Information**

MLS® #	A2050074
Price	\$925,000
Sold Price	\$921,000

Date Sold	June 27th, 2023
Bedrooms	6
Full Baths	2
Half Baths	1
Square Footage	1,192
Lot SQFT	5,500
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	3416 Lane Crescent Southwest
Subdivision	Lakeview
City	Calgary
Province	Alberta
Postal Code	T3E5X2

### Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached

### Interior

Goods Included	Beamed Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Electric, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Basement Development	Finished, Full
Basement Type	Finished, Full
Flooring	Vinyl Plank

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete
Front Exposure	W
Frontage Metres	16.76M 55`0"
Site Influence	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot

**Additional Information**

Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX FIRST
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