

\$1,100,000 - 5612 Lodge Crescent Sw, Calgary

MLS® #A2097671

\$1,100,000

5 Bedroom, 4.00 Bathroom, 1,412 sqft

Residential on 0.13 Acres

Lakeview, Calgary, Alberta

Welcome to one of the most desirable areas in Calgary. Lakeview is close to all amenities, parks, schools, and public transportation. This incredible bungalow offers 2290sq ft of living space and is only a 10-minute drive to downtown and a 10-minute drive to Chinook Center. Close to Stoney Trail, Sarcee Trail, Glenmore Trail, mins to Mount Royal University. Tree-lined street with amazing street appeal. Large foyer with plenty of closet space as well as an open concept from the living room, dining room, and kitchen area. This gourmet kitchen features quartz countertops and all newer upgraded stainless steel appliances. Appliances include a gas stove top, built-in oven, built-in microwave, and dishwasher. Large working island with eating bar. The entire level is done in vinyl plank which will take your breath away. The custom bathroom comes with heated floors and a steam shower. Floors are complete with tastefully installed ceramic tile. Large master bedroom with plenty of room for a king-sized bed, walk-in closet, and 5 pce ensuite. The ensuite features two sinks, stand stand-alone tub, and a huge double shower with custom ceramic tile. Another master bedroom up with 4 pce ensuite and another walk-in closet. Another 2 pce bath up. The 3rd bedroom up is also a good size and has an ample closet. From the eating area, there are sliding patio doors to a large concrete patio and fenced back yard. Developed basement with large bedroom and another 4 pce bath. Laundry



facilities down along with a newer high-efficiency furnace and hot water tank. Please note that the shingles are also newer. The oversized double garage is fully insulated and dry-walled with epoxy flooring. Extra parking pad beside the garage. This is a garage to die for!! The property also features security cameras and Hardy board exterior. The exterior front is done in stamped concrete which adds great street appeal. A must to see and shows 10 out of 10!!

Built in 1965

Essential Information

MLS® #	A2097671
Price	\$1,100,000
Sold Price	\$1,035,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,412
Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5612 Lodge Crescent Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5Y7

Amenities

Parking Spaces	3
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Parking	Double Garage Detached, Parking Pad
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Interior

Interior Features	Bar, Built-in Features, Chandelier, Double Vanity, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)
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Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Electric
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Garden, Private Yard
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Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	December 13th, 2023
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Date Sold	March 27th, 2024
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Days on Market	105
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Zoning	R-C1
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HOA Fees	0.00
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Listing Details

Listing Office	DIAMOND REALTY & ASSOCIATES LTD.
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