

# \$799,888 - 3114 Leduc Crescent Sw, Calgary

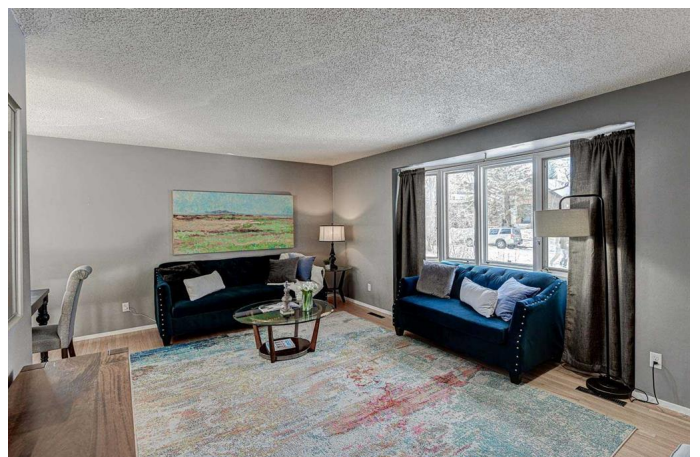
MLS® #A2103179

**\$799,888**

4 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 0.13 Acres

Lakeview, Calgary, Alberta

"OPEN HOUSE SUNDAY JANUARY 28, 2024 2:00-4:00pm " This beautiful home has seen a ton of updates over the years. Situated on a large 55â€™ x 100â€™ lot just down the street from Bishop Pinkham School, Calgary connect, Jenny Elliot elementary, walking distance to Calgary girl School, Central Memorial, St. James, Mount Royal University, playgrounds and the tennis courts but far enough away to maintain a quiet retreat. Inside this inviting sanctuary is ample space for your family to grow, mature and change with the times. Gorgeous hardwood floors, a neutral colour pallet and stylish décor come together to create a warm and welcoming atmosphere. Extremely spacious, the living room has room to gather, entertain and unwind while bayed windows frame the mature trees of this established community. Clear sightlines into the dining room allow for great connectivity. The kitchen is huge encouraging the whole family to convene with exceptional features including a plethora of white cabinets, stainless steel appliances, a centre island and a charming window seat enticing peaceful morning coffees. Generously sized the primary bedroom is a calming oasis with its own private ensuite, no more stumbling down the hall in the middle of the night. 2 additional bedrooms and a full 4-piece bathroom are also on this level. The main floor flows effortlessly to the fully developed basement with even more entertaining and family space for enjoying games and movie nights around the



classic wood-burning fireplace. A large den with a window is a privately tucked away space for work and study. This level is also home to a 4th bedroom adding loads of versatility for guests, a playroom, gym or hobby space. A powder room is also conveniently on this level no need to climb up the stairs when nature calls! Indoor/outdoor living is quickly achieved in the serene yard with a concrete patio and tons of grassy play area all privately nestled amongst soaring trees, lovely summer gardens and the oversized detached garage. This wonderful home is ideally located in the amenity-rich community of Lakeview adjacent to the Glenmore Reservoir with numerous hiking and cycling trails, schools, parks, shops, restaurants and more! One of the best communities in the city thanks to the perfect blend of urban lifestyle and tranquil natural areas. Book your showing and come see for yourself! Newer Rheem Hot Water Tank & Lennox Furnance.

Built in 1962

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2103179    |
| Price          | \$799,888   |
| Sold Price     | \$740,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,400       |
| Acres          | 0.13        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3114 Leduc Crescent Sw |
| Subdivision | Lakeview               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 5W9                |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 1                                 |
| Parking        | Oversized, Single Garage Detached |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Kitchen Island, Separate Entrance, Soaking Tub, Storage             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Family Room, Wood Burning                                           |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Garden, Lighting, Private Yard               |
| Lot Description   | Back Lane, Back Yard, Landscaped, Many Trees |
| Roof              | Metal                                        |
| Construction      | Brick, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2024 |
| Date Sold      | March 4th, 2024    |
| Days on Market | 37                 |
| Zoning         | R-C1               |
| HOA Fees       | 0.00               |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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