

\$1,799,000 - 3148 Linden Drive Sw, Calgary

MLS® #A2107543

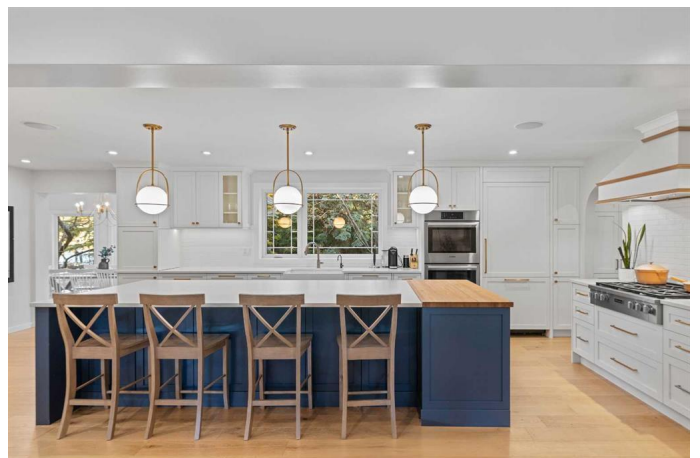
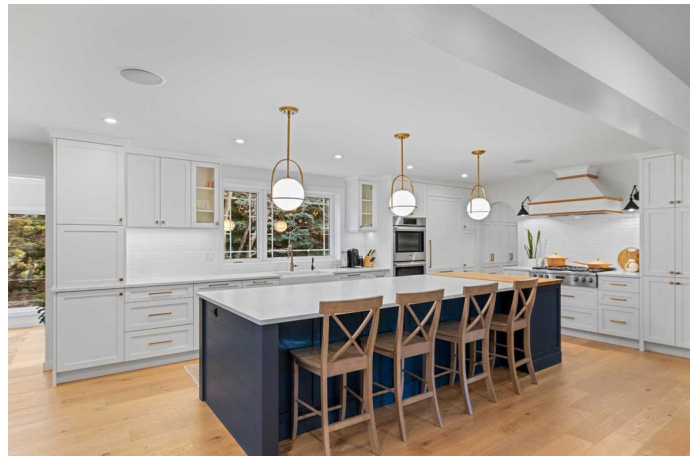
\$1,799,000

5 Bedroom, 4.00 Bathroom, 2,728 sqft

Residential on 0.26 Acres

Lakeview, Calgary, Alberta

Here is your opportunity to get into Lakeview Village. This fully Renovated family friendly home has an inviting open layout. Over 3400 sq ft of developed living space. The sprawling 11,200 sq ft lot (.26 ac) sides onto a green space, off leash park and steps away to Glenmore Park pathways and many local schools. The main living area has an open designed layout with elegant and robust wide plank engineered flooring throughout. You also have a private front living room that can double as an office or main floor bedroom. There is a formal flex/dining room off the back, with vaulted ceilings, skylights and french doors leading to the back yard. Bright white cabinetry throughout the kitchen is thoughtfully planned with an abundance of storage space. Quartz counters, upgraded Miele appliances, double wall ovens, gas stove top, brushed gold fixtures, and quality materials can be found throughout. This home has one of the best mud rooms leading from the attached double garage. It is convenient for a growing family and features heated floors, storage lockers and loads of storage. There is also a laundry room on this level with built-in cabinets and a sink. On the second floor you will find 4 bedrooms and two x 5-pc bathrooms, a main bath with shower/tub, and the primary luxurious ensuite bath with separate shower, including heated floors. The fully developed basement boasts a spacious family room, bedroom, storage area and another 4-pc bath with heated floors. With an extra-long and



deep driveway, there is parking for 7 cars, including the double attached and insulated garage. The beautifully landscaped and private back yard is a fantastic place for the kids to play or enjoy a hot tub at the end of the day. This home offers the best of Lakeview Village and North Glenmore Park, and downtown is just 12 minutes away. Easy access to the Ring Road, Mount Royal University and walk to the Weaslehead pathways.

Built in 1968

Essential Information

MLS® #	A2107543
Price	\$1,799,000
Sold Price	\$1,722,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,728
Acres	0.26
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3148 Linden Drive Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6C7

Amenities

Utilities Cable Available, Electricity Connected, Natural Gas Connected,

	Garbage Collection, Phone Available, Sewer Connected, Water Connected
Parking Spaces	7
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener

Interior

Interior Features	Bar, Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Skylight(s), Soaking Tub, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Gas Starter, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Greenbelt, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	March 19th, 2024
Days on Market	33
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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