

\$795,000 - 5704 Ladbrooke Drive Sw, Calgary

MLS® #A2132095

\$795,000

6 Bedroom, 4.00 Bathroom, 2,452 sqft
Residential on 0.14 Acres

Lakeview, Calgary, Alberta

6 BEDROOMS | 2 STOREY HOME | LAKEVIEW LIVING | You™ve dreamed of living in the sought-after, family friendly community of Lakeview, but a bungalow isn™t big enough – well here is the home for you!! With 2452 SQ FT of above grade living space, this home has all the space you could ever need. The BAY WINDOW in the kitchen not only allows for NATURAL LIGHT but also provides a view of the backyard, making it easy to keep an eye on the kids as they play. Kitchen features SHAKER cabinets, tons of storage/counterspace and a bright dining area. Front living area with FRENCH DOORS and FLOOR-TO-CEILING WINDOWS is warm and inviting, perfect for entertaining friends and family. Huge BONUS room is where everyone hangs out; large enough for a theatre area, music room, study, or home office–whatever your family needs. Main floor bedroom is ideal for extended family, nanny, or guests. Upstairs enjoy 5 BEDROOMS. Primary bedroom with walk-in closet and ensuite. 4 additional good-sized bedrooms and 4-PIECE bathroom. The lower level is just waiting for your personal touch! Enjoy the treed and landscaped backyard. 2 Furnaces | 2 Hot Water Tanks | Luxury Vinyl Plank Flooring | Imagine living in Lakeview and enjoying all the benefits of this sought-after community. You and your family can walk to the Lakeview Community Association with your skates to play at the outdoor rink or kick the soccer ball in the field in the summer.



Enjoy nature in your backyard â€“ minutes to North Glenmore Park / Glenmore Reservoir. You'll love the bike paths, nature walks, playgrounds and more. You have several community school options including Jennie Elliott Elementary, Bishop Pinkham Jr High and Connect Charter School. Convenient shopping is only a short drive away with Lakeview IGA, Shopperâ€™s Drug Mart, and Lakeview Bakery. Quick access to Glenmore Trail, Crowchild Trail, Tsuu T'ina Trail Ring Road. Only a 15-minute commute downtown too! WATCH 3D TOUR!

Built in 1966

Essential Information

MLS® #	A2132095
Price	\$795,000
Sold Price	\$805,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,452
Acres	0.14
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5704 Ladbroke Drive Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5X8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	May 27th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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