

\$1,850,000 - 3402 Lake Court Sw, Calgary

MLS® #A2149933

\$1,850,000

4 Bedroom, 4.00 Bathroom, 2,480 sqft

Residential on 0.25 Acres

Lakeview, Calgary, Alberta

***Open House Saturday July 20, 2024, from 2PM-4PM. This is a unique opportunity to own one of the most desirable locations in the prestigious SW neighborhood of Lakeview Village. This family home provides an excellent opportunity with a range of possibilities to renovate or redevelop. The property is nestled on one of the most desired streets 'Lake Court'™, a cul-de-sac, on a massive 11,000 sq/ft corner lot. The garden (front, side and back) has been meticulously planned and cared for over several decades. It includes lush perennial flower beds and a showcase of blossoms supported by a recently updated irrigation system. This well maintained 2-story home features 4 bedrooms, 4 bathrooms and a finished basement. It is equipped with 2-high efficient furnaces (2005), a new hot water tank (2024), water softener and updated shingled roof. With over 2400 sq ft above grade, plus another 1400 in the finished basement, you'll find just over 3800 sq ft. of valuable living space. South facing, the front entrance is spacious and bright, alongside is the living room where you will find one of the home's three fireplaces. Adjoining, is a formal dining room. The kitchen is in the heart of this home with plenty of cabinets, an island and lots of counter space. A charming breakfast nook overlooks the back yard. An inviting family room with a second fireplace opens onto the backyard with a stamped concrete patio and a spectacular private backyard. The main floor has a laundry and



mudroom also connecting to the back yard. A double attached garage connects into house and onto the side. There are 4 well-sized bedrooms on the second floor. A nice surprise is the oak hardwood under the carpets. The primary bedroom boasts double closets, and a 3-piece ensuite bathroom with a corner shower. The main bathroom is spacious with double sinks. Lakeview Village offers proximity to many quality schools, Mt. Royal University, Earl Grey & Lakeview Golf Courses, North Glenmore Park and Glenmore Reservoir where youâ€™ll find sailing, rowing, and kayaking. The district is replete with pathways for walking, hiking, and cycling. Only minutes away youâ€™ll find the convenience of groceries, pharmacy, banking, bakery, the neighborhood restaurant, coffee shop and more. Seldom do properties like this come up for sale in the Village. This is an incredible gem. A valuable long-term investment for your future.

Built in 1968

Essential Information

MLS® #	A2149933
Price	\$1,850,000
Sold Price	\$1,850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,480
Acres	0.25
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3402 Lake Court Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6K1

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Family Room, Gas, Glass Doors, Living Room, Mantle, Masonry, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	July 21st, 2024

Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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