

\$2,095,000 - 3112 Linden Drive Sw, Calgary

MLS® #A2175998

\$2,095,000

5 Bedroom, 3.00 Bathroom, 2,362 sqft

Residential on 0.29 Acres

Lakeview, Calgary, Alberta

Rarely does a bungalow of this size & quality come for sale in world class Lakeview Village. In fact, only a handful of opportunities for single level living remain in this part of the neighbourhood, and none are flooded by natural light like this sun filled + professionally landscaped 12,440 square foot corner lot. Original construction of the 4 + 1 bedroom California ranch bungalow was to the absolute highest standard, then in 2018 Cedarglen Homes took it to the next level with a new kitchen featuring custom cabinetry w/ soft close hardware, quartz counters, designer lighting/paint, stainless appliances (including new induction oven), marble backsplash, oversized island, under cabinet lighting and great storage. Just off the kitchen is a comfortable/cozy space with built-ins/bookshelves and patio doors leading to the private outdoor space with expansive new deck + eco-friendly fire feature. The large dining room will fit any sized family gathering and is anchored by a formal living room with wood burning fireplace + a lovely bay window. Rich + site finished hardwood floors will lead to the air-conditioned bedroom side of the home with a primary retreat featuring 5-piece ensuite bath (heated floors/spa like shower/beautiful vanity/luxurious plumbing), and 3 more bedrooms with easy access to the renovated 4-piece bath (heated floors/soaker tub/designer tile). The lower level is full sized; with 1,551 square feet of developed living space, a big/comfortable bedroom, renovated



4-piece bathroom, great rumpus room, gym/flex space, and separate stairwell connecting the massive storage room & garage. Infrastructure upgrades include a 2021 roof (warranted until 2026), complete 2020 mechanical (2 forced air furnaces/tankless hot water heater/Central Air Conditioner), 2012 spray foam attic insulation, and new sealed units for the West side windows. Don't miss the fabulous & unique landscape design with stunning perennials + layers of color from unique species, main floor laundry/pantry space, and double attached garage. Lakeview Village is a high-end neighbourhood bordering South Glenmore Park and Weaselhead Flats. The location provides easy access to Calgary's best biking/walking trails, top rated schools, great playgrounds, and shops/restaurants/groceries.

Built in 1966

Essential Information

MLS® #	A2175998
Price	\$2,095,000
Sold Price	\$2,175,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,362
Acres	0.29
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3112 Linden Drive Sw
Subdivision	Lakeview

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6C6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2024
Date Sold	November 9th, 2024
Days on Market	1
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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