



GRASSROOTS
REALTY GROUP

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**3308 Lakeside Crescent SW
Calgary, Alberta**

MLS # A2304264



\$1,499,000

Division:	Lakeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,877 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, La		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Central Vacuum, Closet Organizers, Double Vanity, Pantry, Recessed Lighting		

Inclusions: Light Fixtures, Greenhouse, Basement Freezer, Front Entrance Wardrobe Closet, Firwood Shed & Firewood, Bird Bath, Patio Benches, Black Water Bowl & Base

OPEN HOUSE Sunday May3 from om 2PM-4PMThe Lakeview home you’ve been waiting for. This updated 2-storey offers over 4,000 sq ft of comfortable living space in one of Calgary’s most desirable communities — LAKEVIEW. A show-stopping spiral staircase sets the tone as you enter this well-maintained home featuring 4 full bathrooms, 4 generous bedrooms upstairs, plus a 5th bedroom in the renovated basement, complete with a gas fireplace, full bathroom, and a spacious recreation room. The main-floor den can easily function as a 6th bedroom if required. The kitchen provides excellent cabinet and counter space with dark cabinetry, stainless steel appliances, and a butcher-block peninsula. Upstairs, the primary suite offers a full ensuite and private balcony, along with a bonus room featuring its own storage closet. Notable upgrades include 2,000 sq ft of newer hardwood, upgraded insulation, interior and exterior doors, renovated bathrooms, refreshed siding, two high-efficiency furnaces, and newer roof shingles. Outside, you’ll find an oversized deck, separate patio with pergola, insulated and heated garage plus a greenhouse, to grow your own fresh vegetables. Step outside and enjoy easy access to parks, playgrounds, walking and biking paths, shopping, restaurants, and top-rated schools. This is the Lakeview lifestyle — what are you waiting for. Call your favorite agent today to schedule a showing.