



**GRASSROOTS**  
REALTY GROUP

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**5407 Ladbrooke Drive SW  
Calgary, Alberta**

**MLS # A2313222**



**\$1,850,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,508 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Private		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Platinum Build Homes presents a brand-new luxury family residence tucked away on a quiet cul-de-sac in the highly sought-after community of Lakeview. Offering an exceptional location and refined finishings throughout, this home is scheduled for completion in September 2026. Spanning 2,508 sq. ft. above grade and 3,554 sq. ft. of total developed living space, the home features 4 bedrooms, 5 bathrooms, and a sunny west-facing backyard with a rear-attached triple tandem garage. Interior design by Maxime Chin showcases custom site-built dark walnut cabinetry paired with thoughtful architectural details and beautiful craftsmanship throughout. The main floor features 10 ft ceilings and includes a spacious dining room, private office/flex room, and a stunning barrel-vaulted gallery hallway leading into the welcoming living room with a gas fireplace and sliding doors opening to a central courtyard. The chef-inspired kitchen is appointed with a premium JennAir appliance package, custom walnut millwork, emperador marble accents, wet bar, walk-through pantry, and a functional mudroom with a walk-in closet leading to the garage. Upstairs, the luxurious primary retreat offers a vaulted ceiling, heated ensuite floors, freestanding soaker tub, and an oversized curbless steam shower. Two additional bedrooms each feature their own private ensuites and walk-in closets, along with a conveniently located laundry room. The fully developed lower level includes a spacious rec room with wet bar, gym, fourth bedroom, full bathroom, and storage space. Buyers will have the opportunity to work with the builder to customize select finishes and design selections. \*Renderings are for illustrative purposes only. Final specifications, materials, finishings, and details may vary from those shown.\*