



GRASSROOTS
REALTY GROUP

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5831 Lodge Crescent SW
Calgary, Alberta

MLS # A2344482



\$2,975,000

Division:	Lakeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,789 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound		

Inclusions: appliances will be added to the specs on a purchase contract

Another masterpiece by the well-established and highly regarded Serenity Custom Homes & Renovations. With an exceptional reputation throughout Lakeview, Serenity is renowned for superior workmanship, outstanding warranty service, and has been the community's #1 builder by homes built for the past decade. This exceptional residence stands out for both its substantial lot size and impressive scale. Situated on an oversized 7,480 sq. ft. (695 sq. m.) lot—significantly larger than the typical Lakeview lot of approximately 510 sq. m.—the property offers an expansive building footprint and beautifully proportioned outdoor spaces. The home itself is equally impressive, offering 3,789 sq. ft. above grade and over 5,500 sq. ft. of meticulously developed living space. The upper level features three spacious bedrooms, each complete with a private ensuite and walk-in closet, along with a generously sized laundry room and centrally located bonus room. The main floor is designed for both everyday living and entertaining, featuring a private office, formal dining room, expansive open-concept living room with sliding patio doors leading to the deck, modern gas fireplace, gourmet kitchen, and dedicated dining area. A three-car attached garage with in-slab heating connects seamlessly to the large mudroom, which offers extensive closet space, pantry storage, and a fully equipped butler's pantry. The fully developed lower level adds exceptional versatility with a large gym, media room and games area, wet bar, two additional bedrooms with walk-in closets, full bathroom, and dedicated storage space. An extensive list of upgrades includes in-slab heating in the basement, built-in speakers, water softener, central vacuum system, central air conditioning, and luxurious triple-pane LUX windows with black interior trim throughout the

top two levels. Over \$100,000 has been invested in exterior flatwork, including the expansive concrete deck. The property is fully landscaped and fenced, creating a finished outdoor setting ready to enjoy. A comprehensive detailed specification package is available. Occupancy is scheduled for November 15, 2026.