

2724 Lougheed Drive SW
Calgary, Alberta

MLS # A2298102



\$889,000

Division:	Lakeview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,134 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Exceptional Lakeview Living. This meticulously maintained 4-level split has been extensively modernized, offering the perfect blend of classic charm and contemporary convenience on a spacious 58' x 100' lot. Entering the home you will be welcomed into a main level that flows seamlessly from the front living room into the dining area, both featuring gleaming updated hardwood floors. You then enter into the beautifully renovated kitchen (2021) complete with quartz countertops and plenty of functional built in storage. The upper level features three well-appointed bedrooms, including a primary suite with hardwood flooring throughout and a full 5 piece bathroom. Heading down to the third level you will find a large family room that is flooded with natural light from the large windows, a perfectly situated office area as well as a 3 piece bathroom. Completing this level is a functional, well sized mudroom with heated flooring and large built in closets. The basement level offers a great rec area featuring a gas fireplace and a conveniently located laundry area. This home has undergone extensive upgrades providing ultimate peace of mind, including triple-pane windows throughout the upper 3 levels, brand-new basement carpet and fresh paint, central air conditioning, a high-efficiency furnace, complete electrical upgrade, and a radon mitigation system. Outside, enjoy a private, treed backyard with a lovely deck and a detached garage featuring a 2018 overhead door. Located steps from North Glenmore Park and top-rated schools, this turn-key home is ready for its next chapter.