

**3516 Lakeside Crescent SW  
Calgary, Alberta**

**MLS # A2306432**



**\$975,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

**Inclusions:** fridge downstairs, sauna

**STUNNING BI-LEVEL IN LAKEVIEW | WEST BACKYARD | HAVE YOU MOVED IN YET?** This one hits different. Fully dialed-in, seriously stylish, and ready for you right now. The custom kitchen by Marvel Cabinetry Co. is a total showpiece—Alderwood + white cabinetry, insane drawer storage, Silestone quartz, pot lights, black range hood, and all-new stainless appliances (yes, water/ice fridge). There’s even a custom coffee/bar station with tile that just feels expensive. Fresh paint, refinished original hardwood in a white oak stain, and a main bath reno that’s straight-up fabulous with a fully tiled tub/shower and custom cabinetry. Upstairs keeps it clean and functional with 2 bedrooms and an open layout that flows straight out to your massive WEST-FACING Dekorators deck—brand new, zero maintenance, privacy wall, gas line ready. Think fire table, wine, and long summer nights. Downstairs? Bright, not basement vibes. Two more large bedrooms, a second living room, and a sleek full bath with quartz vanity and designer finish. New furnace, new washer/dryer, solid mechanical/storage space. The oversized attached single garage comes with a SAUNA (yes, really), new garage door + window. Out back—this yard is BIG. Back alley access, new stone lower patio for a wood-burning fire table, and shed included. Location is dialed: close to dog park, Weaselhead, Glenmore Park, pathways, schools, shopping, Taza development, and quick Stoney access. Have you moved in yet? Because this one feels like you already should have.