

**3516 Lakeside Crescent SW
Calgary, Alberta**

MLS # A2306432



\$975,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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. **OPEN HOUSE SATURDAY MAY 2 | 2–4 PM OFFERS REVIEWED SUNDAY AT 4 PM**