

5420 La Salle Crescent SW
Calgary, Alberta

MLS # A2311099



\$1,529,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,515 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Detached, Insulated, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Many Trees		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Beautifully renovated 4 bedroom + 3 full bathroom bungalow in the highly sought-after community of Lakeview offering over 2,600 sq.ft. of developed living space with exceptional design, quality craftsmanship and a bright open-concept layout. Situated on a very private and quiet crescent on an oversized pie-shaped lot, this home combines luxury, functionality and timeless style. The main floor features soaring vaulted ceilings, wide plank flooring, oversized windows and an abundance of natural light throughout. The spacious living room is anchored by a dramatic full-height fireplace, while the chef-designed kitchen is equipped with quartz countertops, high-end Fisher & Paykel appliances, a gas range with pot filler, custom white oak cabinetry, panelled fridge and dishwasher, and a large central island. The dining area is perfectly positioned for hosting and overlooks the beautifully landscaped backyard. The primary bedroom offers a custom walk-in closet and a spa-inspired ensuite complete with dual vanities, a deep soaker tub and an oversized multi-head rain shower. A second bedroom and an additional designer full bathroom complete the main level. Heated floors in the main bathrooms add an extra touch of comfort and luxury. The fully developed basement is exceptionally bright with large egress sunshine windows and extensive pot lighting throughout. This level includes a spacious rec room with wet bar, 2 additional bedrooms, large walk-in laundry room, and a stylish full bathroom. The private south-facing backyard is beautifully landscaped and designed for outdoor enjoyment with a large deck, a private patio area between the home and garage, mature trees, new fencing, new hard-scaped flower beds and plenty of space to relax, entertain, or for the kids to play! Extensively rebuilt and upgraded in 2022, this home features engineered trusses, all new

mechanical systems, commercial-grade roofing, upgraded R20 wall and R60 attic insulation, central air conditioning, a new modulating furnace, exposed aggregate concrete at the front of the home, & custom Hemlock exterior doors, and upgraded electrical service with a sub panel to the oversized heated double detached garage complete with rubber tile flooring and 220V power. Additional upgrades include an Ecobee smart thermostat with multiple sensors, programmable soffit lighting, 2 garden sheds, a new garage door with WiFi controls and Hunter Douglas motorized window coverings throughout. Located just minutes from the Glenmore Reservoir, walking and biking pathways, parks, schools, shopping and restaurants, this exceptional property offers luxury living in one of Calgary's most desirable communities.