



## 5416 Ladbrooke Drive Calgary Alberta

\$790,000

OPEN HOUSE SAT Nov 30th 2-4 PM and SUN Dec 1st 1-3 PM - Welcome to this beautifully updated home with bonus Legal Suite in the highly desirable Lakeview community! This 5 bedroom home boasts numerous modern updates, including a sleek kitchen featuring gloss white cabinetry, stunning granite countertops, and a stainless steel appliance package. With most windows recently replaced, a high-efficiency furnace, a warm cedar front porch, and an expansive rear deck that spans the width of the house, you'll enjoy comfort, charm, and efficiency. The main level is truly inviting, showcasing pristine oak hardwood flooring and vaulted ceilings that add spaciousness to the living and dining areas. Natural light floods the room from large, adjustable custom-shaded windows. Three well-sized bedrooms and a luxurious 4-piece bath with a large soaker jacuzzi tub complete this level, while a separate stacked laundry unit is conveniently located near the rear entrance. A major bonus to this property is the legal 2-bedroom suite with its own entrance and separate laundry facilities. Previously rented to students for \$1,800/month, this suite is an excellent income opportunity or guest suite. Outside, enjoy the oversized double detached garage and a private, fenced yard with no neighbours behind, providing ideal privacy and ample space. Sound wall improvement plans are also underway. Roof was replaced May 2014 with 30-year rated shingles. In the coveted community of Lakeview, residents love the close proximity to top-rated schools, playgrounds, Earl Grey Golf Course, and beautiful parks like North Glenmore, Weaselhead, and Sandy Beach, perfect for outdoor activities year-round. Just a short drive from Glenmore Trail, 37 Street, and Crowchild Trail, and only minutes to Mount Royal University and downtown, this home offers unparalleled convenience. Come and experience the best of Lakeview I...

Living room 19.67 Ft x 12.00 Ft

Dining room 9.25 Ft x 11.75 Ft

Kitchen 12.50 Ft x 13.75 Ft

Foyer 4.42 Ft x 8.83 Ft

Primary Bedroom 13.75 Ft x 10.92 Ft

Bedroom 13.25 Ft x 8.92 Ft

Bedroom 8.92 Ft x 13.00 Ft

Bedroom 12.42 Ft x 9.50 Ft

Living room/Dining room 23.75 Ft x 16.42 Ft

Kitchen 11.33 Ft x 3.33 Ft

Laundry room 8.83 Ft x 13.08 Ft

4pc Bathroom 5.83 Ft x 8.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Bedroom 10.08 Ft x 8.92 Ft  
4pc Bathroom 7.17 Ft x 8.92 Ft

Storage 7.00 Ft x 13.08 Ft