



2844 63 Avenue Calgary Alberta

\$899,900

Welcome to your dream home! This beautifully updated and upgraded Mid-Century 3 bedroom bungalow in the sought-after Lakeview area of Calgary is a perfect blend of classic charm and modern convenience. With meticulous attention to detail, this home boasts a stunning custom-designed kitchen by Superior Cabinets,(2016)featuring elegant white quartz countertops--ideal for both cooking and entertaining.Step inside to discover a bright, open floor plan enhanced by large windows that fill the space with natural light. The main level offers three bedrooms and is adorned with gorgeous hardwood and ceramic tile flooring throughout. The lower level is a true highlight, offering various recreation and hobby rooms, a third full bathroom, and a dedicated workout area--perfect for family fun or personal pursuits.Recent upgrades include a high-efficiency furnace and hot water tank installed in 2021, ensuring comfort and energy savings, electrical totally redone in 2016. The outdoor space is equally impressive, featuring a meticulously custom-designed yard by Twisted Rock Design, complete with two stunning pergolas crafted by architect Rob Pashuk which also completed a redesign of the front entrance waterfall front sidewalks, low maintenance rock garden, period fencing details with lighting and convenient guest parking pad. Enjoy serene evenings around the Japanese-inspired gas fire pit amidst beautifully landscaped concrete patios, newer fencing, and a convenient storage shed. The seller substantially redeveloped the yard front and back plus added the new garage. Car enthusiasts will appreciate the triple garage, built in 2015, which is dry-walled, insulated, and heated, with epoxy flooring - cabinetry providing ample space for a workshop and storage.Location is everything! This property is just minutes away from local shopping centers and the picturesque Glenmore Reservoir, com...

Family room 13.17 Ft x 12.67 Ft

Recreational, Games room 18.50 Ft x 9.42 Ft

Other 13.33 Ft x 11.25 Ft

3pc Bathroom 6.33 Ft x 6.00 Ft

Furnace 6.58 Ft x 6.33 Ft

Laundry room 16.17 Ft x 12.75 Ft

Primary Bedroom 13.42 Ft x 10.00 Ft

Bedroom 10.00 Ft x 8.58 Ft

Foyer 5.50 Ft x 3.92 Ft

Other 4.83 Ft x 3.17 Ft

Other 8.08 Ft x 7.00 Ft

4pc Bathroom 9.17 Ft x 4.67 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Living room 14.00 Ft x 13.50 Ft

Dining room 7.42 Ft x 7.25 Ft

Kitchen 11.67 Ft x 9.83 Ft

3pc Bathroom 6.75 Ft x 4.92 Ft

Bedroom 10.00 Ft x 7.92 Ft