



5312 37 Street Calgary Alberta

\$875,000

This updated home sits on a 60 foot wide lot with mountain views, offering so much space inside and out for a growing family. Located in the sought-after Lakeview community, this home is move-in ready and filled with thoughtful upgrades. Step inside to a bright and open main floor. The modern kitchen features sleek cabinetry, a gas stove, stainless steel appliances, and a large island where everyone can gather. Newer windows and refinished hardwood floors bring in tons of natural light and warmth. The main level offers 3 bedrooms, two beautifully updated bathrooms, including a private ensuite—both with heated floors. Downstairs is where the fun really begins! The fully finished basement has a cozy family room with display fireplace, a third full bathroom, two big bedrooms, and a super fun kids' playhouse area that can stay or be removed. There's even a kitchenette area—perfect for sleepovers, games nights, or teens needing their own space. You'll also find a spacious laundry room with a sink, front-load washer and dryer, and extra storage space. Upgrades include fresh paint on the main level, LED lighting, upgraded furnace (2022) & hot water tank (2021), newer windows and roof. Outside, enjoy the massive backyard with plenty of room to play, garden, or relax with east and west sun exposure. There's a beautiful patio area with custom concrete work, space for summer BBQs, and mature trees (including a great climbing tree with a swing!) The yard is fully fenced—perfect for kids and pets. Parking and storage are no problem here—with a single attached garage plus a newer, heated and insulated oversized double detached garage with extra room for bikes, tools, or a workshop. You'll love being close to top-rated schools, parks, the Glenmore Reservoir, and just a quick drive to downtown. This is more than a house—it's a place where your family can grow, laugh, and feel truly...

4pc Bathroom 4.92 Ft x 8.75 Ft

Bedroom 12.42 Ft x 13.42 Ft

Family room 12.42 Ft x 25.08 Ft

Bedroom 12.33 Ft x 20.42 Ft

Laundry room 12.33 Ft x 17.75 Ft

Other 4.33 Ft x 5.17 Ft

Living room 12.75 Ft x 17.75 Ft

Primary Bedroom 10.58 Ft x 12.58 Ft

Bedroom 9.42 Ft x 12.92 Ft

Bedroom 9.50 Ft x 10.17 Ft

Other 3.00 Ft x 6.17 Ft

3pc Bathroom 4.58 Ft x 7.17 Ft

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Listing Presented By:



Originally Listed by:
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RE/MAX

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

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Kitchen 10.83 Ft x 12.42 Ft

4pc Bathroom 5.17 Ft x 7.92 Ft

Dining room 9.67 Ft x 12.75 Ft