



## 5612 Lodge Crescent Calgary Alberta

\$1,100,000

Welcome to one of the most desirable areas in Calgary. Lakeview is close to all amenities, parks, schools, and public transportation. This incredible bungalow offers 2290sq ft of living space and is only a 10-minute drive to downtown and a 10-minute drive to Chinook Center. Close to Stoney Trail, Sarcee Trail, Glenmore Trail, mins to Mount Royal University. Tree-lined street with amazing street appeal. Large foyer with plenty of closet space as well as an open concept from the living room, dining room, and kitchen area. This gourmet kitchen features quartz countertops and all newer upgraded stainless steel appliances. Appliances include a gas stove top, built-in oven, built-in microwave, and dishwasher. Large working island with eating bar. The entire level is done in vinyl plank which will take your breath away. The custom bathroom comes with heated floors and a steam shower. Floors are complete with tastefully installed ceramic tile. Large master bedroom with plenty of room for a king-sized bed, walk-in closet, and 5 pce ensuite. The ensuite features two sinks, stand stand-alone tub, and a huge double shower with custom ceramic tile. Another master bedroom up with 4 pce ensuite and another walk-in closet. Another 2 pce bath up. The 3rd bedroom up is also a good size and has an ample closet. From the eating area, there are sliding patio doors to a large concrete patio and fenced back yard. Developed basement with large bedroom and another 4 pce bath. Laundry facilities down along with a newer high-efficiency furnace and hot water tank. Please note that the shingles are also newer. The oversized double garage is fully insulated and dry-walled with epoxy flooring. Extra parking pad beside the garage. This is a garage to die for!! The property also features security cameras and Hardy board exterior. The exterior front is done in stamped concrete which adds great...

Wine Cellar 3.58 Ft x 8.33 Ft

Family room 17.50 Ft x 11.75 Ft

Exercise room 8.92 Ft x 11.67 Ft

Laundry room 6.17 Ft x 5.92 Ft

Furnace 7.17 Ft x 5.50 Ft

Other 5.58 Ft x 7.92 Ft

Kitchen 7.67 Ft x 14.00 Ft

Other 5.58 Ft x 4.42 Ft

Dining room 8.92 Ft x 15.00 Ft

Bedroom 11.33 Ft x 10.50 Ft

4pc Bathroom 5.42 Ft x 12.25 Ft

Bedroom 10.08 Ft x 11.17 Ft

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

Listing Presented By:



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DIAMOND REALTY & ASSOCIATES  
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Bedroom 10.75 Ft x 11.75 Ft  
4pc Bathroom 4.92 Ft x 8.08 Ft  
Bedroom 9.42 Ft x 11.58 Ft  
Living room 11.92 Ft x 14.75 Ft

2pc Bathroom 3.00 Ft x 7.08 Ft  
Primary Bedroom 11.08 Ft x 12.92 Ft  
Other 9.92 Ft x 4.58 Ft