



5820 37 Street Calgary Alberta

\$1,079,900

GREAT NEW PRICE! *Be sure to check out our Branded YouTube Virtual Tour link!* Feel free to 'fall in love' with this immaculate, nearly 3,200 livable square foot, infill in prestigious Lakeview, Southwest Calgary! Enjoy a 'West Coast Contemporary' feel with four bedrooms, 4.5 baths, a fully-finished basement with wet-bar and also an exercise/den room, detached double garage and high-end finishings throughout. Upgrades here include central air conditioning, new window coverings throughout, new stone on entire kitchen island, new kitchen island faucet, high-end light fixtures, beautiful engineered hardwood flooring and high ceilings. A large, open, dining area gets LOTS of beautiful, natural light from the West. The amazing Kitchen features huge central island with breakfast bar, full height cabinetry, lots of storage, a gas cooktop with pot-filler above and stainless steel appliances. The living room features a gorgeous gas fireplace, with tile surround, tray ceiling with custom lighting (you can change the colors to suit your mood!) and sliding glass doors to the outdoor deck and pergola. Upstairs, the Primary Bedroom features more natural light from the West, an impressive walk-in closet, and an attached balcony for morning coffee or watching the storm clouds roll-in. The lavish 5-pc Ensuite Bath includes dual vanities, HEATED FLOOR, under cabinet lighting and luxury shower + separate soaker tub. Two more large bedrooms EACH with their own ensuite bath access, a large laundry room and open layout round out the rest of the upper level. The lower level includes a large 4th bedroom, an excellent media room with custom built-ins, a wet-bar with beverage fridge, an exercise/den room and another beautiful 4-pc bath. From this location you can easily walk to one of the BEST parks and natural spaces in Calgary - Weaselhead Natural Reserve within just minutes. You can al...

Bedroom 12.92 Ft x 12.00 Ft

Recreational, Games room 20.42 Ft x 13.00 Ft

4pc Bathroom 8.42 Ft x 4.83 Ft

Exercise room 11.25 Ft x 8.50 Ft

Living room/Dining room 16.83 Ft x 12.92 Ft

Kitchen 13.17 Ft x 22.50 Ft

Other 5.92 Ft x 4.50 Ft

Primary Bedroom 14.92 Ft x 12.92 Ft

Laundry room 9.83 Ft x 5.92 Ft

Bedroom 10.92 Ft x 9.92 Ft

Bedroom 10.92 Ft x 9.67 Ft

5pc Bathroom 12.25 Ft x 9.33 Ft

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

Listing Presented By:



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REAL BROKER

<https://www.calgaryyycrealestate.com/>



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

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Living room 17.58 Ft x 11.58 Ft
2pc Bathroom 5.83 Ft x 5.33 Ft
Other 7.25 Ft x 4.42 Ft

3pc Bathroom 5.17 Ft x 4.92 Ft
4pc Bathroom 9.83 Ft x 4.92 Ft