



## 52 Glenview Drive Calgary Alberta

\$1,149,000

Welcome to your extensively renovated family haven on a quiet leafy street in the heart of Glendale. In beautiful move-in condition, but also suitable for design-oriented folks looking to customize their own living-dining area layout. This spacious bungalow offers over 3,000 sq ft of total living space, with 4 bedrooms, 2.5 baths, a single attached garage, and an additional double detached garage on a generous 70 ft x 123 ft lot, making it an ideal retreat for families of all sizes. Some of the many recent home improvements made throughout 2024-2025 elevate this home's appeal, including professional front and back landscaping, a new lawn, roof enhancements, a series of enlarged triple-pane windows for efficiency and natural light, central air conditioning, top-of-the-line Aprilaire humidifiers, a Deluxe Lennox PureAir furnace filter, garburator, new Miele dishwasher, and updated main floor ceiling light fixtures. Step inside to a warm and inviting main living area anchored by a wood-burning fireplace—perfect for cozy evenings. Luxury vinyl plank flooring throughout offers durability and modern style, while the chef's kitchen features an abundance of counter and cupboard space, stainless steel appliances, and a convenient bar seating area, plus a small dining space ideal for casual dining or entertaining. The additional family room would make an ideal formal dining room for large gatherings. The primary suite provides a private retreat with a 4-piece ensuite and walk-in closet. Three more generous bedrooms share a 5-piece bath, ensuring space and comfort for everyone. The large main floor laundry area adds practicality and convenience. The lower level expands your living options with incredible versatility and possibilities. Current functionality provides a spacious rec room, theatre room, a home gym, study/office area, an additional flex room, and a 2-piece bath....

2pc Bathroom 7.17 Ft x 4.25 Ft

Other 14.50 Ft x 9.92 Ft

Office 7.25 Ft x 10.00 Ft

Exercise room 9.00 Ft x 14.17 Ft

Recreational, Games room 20.50 Ft x 13.00 Ft

Media 14.17 Ft x 12.75 Ft

Primary Bedroom 15.67 Ft x 9.67 Ft

3pc Bathroom 8.75 Ft x 6.00 Ft

Other 8.92 Ft x 7.58 Ft

Dining room 9.67 Ft x 8.33 Ft

Kitchen 17.50 Ft x 8.92 Ft

Living room 12.75 Ft x 20.83 Ft

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Listing Presented By:



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RE/MAX First



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Storage

17.17 Ft x 14.75 Ft

Bedroom

12.83 Ft x 12.33 Ft

Bedroom

15.75 Ft x 8.92 Ft

Bedroom

12.83 Ft x 8.17 Ft

Laundry room

8.08 Ft x 6.25 Ft

Family room

14.25 Ft x 14.75 Ft

5pc Bathroom

11.92 Ft x 8.08 Ft