



5907 Lockinvar Road Calgary Alberta

\$899,000

**** OPEN HOUSES Sat & Sun 2-5pm **** ____ This goldilocks gem in highly sought after LAKEVIEW is MOVE-IN READY, NOW! ____ It is not too big, not too small, at 1,053 SF main floor, 902 SF lower and 1,955 SF total living space. ____ Fully renovated, this charming bungalow on a quiet street sits on a spacious 50 Ft x 112 Ft SW-facing, fenced, level lot with mature trees. The single-car garage is accessible from the asphalt paved back lane that keeps your vehicle clean. ____ Enter through the oversized solid wood front door, place your coats in the convenient entry closet and be greeted by the spacious open-plan living spaces with hardwood flooring, knockdown ceiling, elegant wainscoting and all new doors and trim. The bright living room in front features big picture windows and the formal dining room overlooks the backyard. The fully renovated kitchen features expansive granite countertops, glass-tile backsplash, stainless steel appliances, soft close cabinets and large kitchen sink with a great view of the SW backyard. ____ There are 3 spacious bedrooms on the main floor, ample closet spaces and a renovated 4-pc bathroom with tiled flooring, granite-top vanity and fully tiled tub/shower combo. ____ The fully developed lower level with plush carpets, knockdown ceilings and pot lights offers a spacious versatile space for family room, playroom or gym, as well as a 4th bedroom and a 4-pc bathroom with oversized vanity and tub/shower combo. Convenient laundry closet with high-end washer and dryer plus multiple storages places complete the lower level. ____ Outdoors, enjoy the sunsets on the large deck with a gas line for BBQ, over your large fully-fenced backyard. ____ The exterior Hardie Board siding and newer vinyl windows require minimal maintenance. Additional recent updates includes new hot water tank, new fence and newer 35-year roof shingles. ____ There are great schools in the n...

Recreational, Games room 21.83 Ft x 19.00 Ft

Bedroom 13.00 Ft x 9.75 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Furnace 13.42 Ft x 8.42 Ft

Living room 18.58 Ft x 11.83 Ft

Dining room 11.58 Ft x 9.08 Ft

Kitchen 11.17 Ft x 10.75 Ft

Primary Bedroom 11.92 Ft x 9.92 Ft

Bedroom 11.75 Ft x 8.92 Ft

Bedroom 11.75 Ft x 8.83 Ft

4pc Bathroom 7.92 Ft x 4.83 Ft

Listing Presented By:



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