



## 6003 Lloyd Crescent Calgary Alberta

\$819,900

PRICE REDUCED \$20,000 - SELLER RELOCATING/MOTIVATED - Come see this perfect blend of size, sophistication + style inside this move-in ready, 3 level split property on a quiet crescent in Lakeview. Enjoy nearly 1,550 SF of above grade living space along with an additional 500 SF below. Upon entering you will appreciate the bright + airy feel showcasing 9 foot ceilings, a grand entry foyer, hardwood flooring, crown mouldings and large windows throughout. Relax in the living area by the fireplace, host 8-10 person dinner parties or get work tasks done in the front office/flex area. A recently refreshed kitchen boasts quartz countertops, two-tone cabinetry, stainless steel Kitchenaid appliances and built-ins [new this summer], gas cooktop, pantry and gorgeous italian tile floors. Let's head up to the primary bedroom - a space fit for a king bed, great corner windows and walk-in closet. Two more bedrooms and a full bathroom completes the floor. Down the stairs you will find two more rooms to cater to your lifestyle - perhaps an additional bedroom, office or family area along with a sleek 3 piece bathroom + front load laundry. The 530 sqft of crawl space is ideal for storage and seasonal items. Walk out the garden doors to the large exposed aggregate patio and host friends + family during the summer months. Hang out around the firepit, relax in a hammock, work away in the garden beds or install a play centre for the kids - the opportunities are endless in this backyard with no neighbours behind! Enjoy the fruits of the raspberry and currant bushes, lush perennials and never worry about putting up Christmas lights thanks to LED Soffit Lights on the front elevations. The separate side entrance also leads right to the detached double garage, complete with an electric heater! Plus enjoy the convenience of a front parking pad and rest easy under the 3 year new roof and wit...

Primary Bedroom 18.83 Ft x 11.92 Ft

Bedroom 9.33 Ft x 10.83 Ft

Bedroom 9.42 Ft x 10.75 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Bedroom 14.25 Ft x 11.42 Ft

Den 8.75 Ft x 8.17 Ft

3pc Bathroom 6.08 Ft x 5.58 Ft

Furnace 8.83 Ft x 7.83 Ft

Foyer 8.50 Ft x 9.67 Ft

Office 17.33 Ft x 9.67 Ft

Living room 26.75 Ft x 12.58 Ft

Dining room 13.75 Ft x 12.42 Ft

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

Listing Presented By:



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Laundry room 6.75 Ft x 11.25 Ft

Kitchen 13.00 Ft x 12.67 Ft