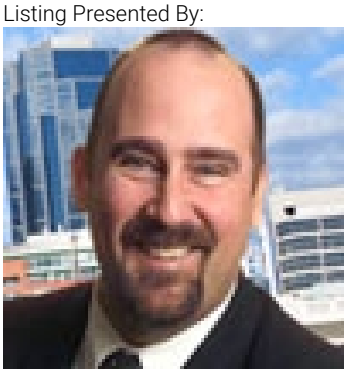


3308 Lancaster Way Calgary Alberta

$850,000

Welcome to 3308 Lancaster Way SW, a well-maintained bungalow in the established and highly desirable community of Lakeview. Offering over 1,300 sq. ft. above grade, this three-bedroom home presents an excellent opportunity for families, downsizers, or buyers looking to establish themselves in one of Calgary's most sought-after neighbourhoods.The main level welcomes you with a spacious, sun-filled living room featuring a large picture window, hardwood flooring, and a fireplace that creates a warm and inviting atmosphere. An adjoining dining room provides a comfortable space for everyday meals and entertaining, while the functional kitchen offers white cabinetry, ample counter space, and a convenient breakfast bar. Three bedrooms complete the main level, including a generously sized primary retreat with a walk-in closet and private three-piece ensuite. A four-piece bathroom serves the additional bedrooms.The lower level offers an expansive recreation area with plenty of flexibility for a family room, home gym, games area, or future customization. A two-piece bathroom, dedicated laundry area, utility room, and additional storage spaces complete this level.Outside, enjoy a private, fully fenced backyard with mature landscaping, a generous lawn, and a covered patio ideal for outdoor entertaining and summer evenings. A double detached garage provides convenient parking and additional storage.Situated directly across from expansive green space and school fields, this property enjoys an exceptional setting in the heart of Lakeview. Residents appreciate the neighbourhood's mature tree-lined streets, nearby schools, parks, and convenient access to North Glenmore Park, the Glenmore Reservoir, and its extensive pathway system. With easy connections to Mount Royal University, major roadways, and downtown Calgary, this location offers an outstanding balance of peaceful residenti...

Listing Presented By:



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Century 21 Masters

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2pc Bathroom 5.92 Ft x 5.00 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft

Laundry room 13.67 Ft x 17.83 Ft

Bedroom 12.08 Ft x 8.00 Ft

Recreational, Games room 28.83 Ft x 34.25 Ft

Bedroom 7.83 Ft x 13.00 Ft

Storage 5.92 Ft x 7.92 Ft

Dining room 13.42 Ft x 8.17 Ft

Storage 6.58 Ft x 7.92 Ft

Kitchen 13.42 Ft x 9.25 Ft

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Furnace 15.50 Ft x 7.92 Ft

3pc Bathroom 8.17 Ft x 8.00 Ft

Living room 13.50 Ft x 19.25 Ft

Primary Bedroom 16.83 Ft x 11.17 Ft

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