

**2917 Lathom Crescent SW
Calgary, Alberta**

MLS # A2191017



\$1,250,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,594 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Hea		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped		

Heating:	High Efficiency, In Floor, Fireplace(s), Natural Gas, Radiant	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)

Inclusions: Gas Firepit, Alarm System "as is", DVD & Wall Mounted TV in upstairs guest bedroom, 2 Sheds, Wall Mounted Bookcases and Desk in basement bedroom, Light Fixtures, wall mounted Desk in Kitchen, Rain Barrels (2), One Car Lift in garage

This home is LOADED with all the bells and whistles from Central Air with Hospital-Grade Air Purification system, Instant Hot Water, Exterior Overhead Exterior Heaters, Two Garages with Car Lift, Lux Windows & Front Door, Reverse Osmosis Drinking Water Filtration, Heated Floors and Vacuflo system. Centrally located in the Prestigious and Highly Desired neighborhood of Lakeview, near schools, shopping, and Glenmore Park, is this attractive almost 1600 sq ft Craftsman Style Bungalow. With almost 2700 sq ft of developed floor area, plus 500 sq ft of partially developed basement utility/storage//laundry space, what more could you want in your next home! Enjoy the sunrise waking up with a coffee on your front covered verandah with stone tile flooring and overhead heater, overlooking the stamped concrete front drive and tasteful landscaping that showcases an established perennial garden with flowering plants continuous from early May through to October. The private back yard is fully fenced & landscaped with crushed slate and mulched plant beds. With multiple gathering/seating areas including a pergola with overhead heater, this is a great space to unwind. Off the back alley you get Two Garages, an Original Single (which could be removed for added backyard space) and a Newer Oversized Double with Vaulted Ceiling, Furnace and a Car Lift, plus plenty of outdoor storage including Two Sheds. Upon entering this Four Bedroom, Three Bath Bungalow, you will notice the Great Room features vaulted ceilings, a stacked slate surround wood burning Heatalator Fireplace, and Santos Mahogany Hardwood Floors in living room, dining room and back hall. The GOURMET KITCHEN offers Granite countertops with island, raised breakfast bar, two sinks, Maple Cabinetry by Superior Cabinets, appliance garage and multiple sliding shelves and pull-outs. The

Kitchen also includes all High-End Appliances. The Four spacious bedrooms (2 up and 2 down) and Three bathrooms including a spacious main floor 4-piece family bathroom with Bain-Ultra Bubble-Tub, large shower with surround-spray, and heated porcelain tiled floors, 3-piece Ensuite with tiled floors and shower and an additional 3-piece bathroom in the basement, make this a Fantastic Family Home. The Basement is completed with a Recreation room, cozy Media Room with acoustic ceiling tiles for superior sound absorption, and Utility/Storage/Laundry that is partially finished space with stacked LG washer/dryer, laundry sink and one-way sewer backflow. Come view this one before its gone!