

3436 58 Avenue SW  
Calgary, Alberta

MLS # A2249553



**\$1,475,000**

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,727 sq.ft.	Age:	1966 (59 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees, Priv		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

**Features:** Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)

**Inclusions:** Fire pit, TV

Outstanding large raised bungalow in the heart of Lakeview on a substantial lot! This beautifully redesigned home offers over 3300 sq.ft. of thoughtfully designed living space with 5 bedrooms and 3 bathrooms. Step inside to discover your dream kitchen, featuring a 6 burner gas range, oversized side-by-side refrigerator/freezer, quartz countertops, a large island, and every detail you’d expect in a high-end home. The bright and spacious living room boasts a statement 2 sided fireplace and flows seamlessly to your private landscaped backyard complete with an expansive rear deck, perfect for relaxing or entertaining. The main floor also hosts 3 bedrooms, including the primary retreat with a walk-in closet and a spa-inspired 5-piece ensuite. A dedicated main floor laundry room adds everyday convenience. The lower level is designed for entertainment and versatility, offering a media room with custom built-ins and a beverage fridge. Open space for billiards, games, or fitness, plus 2 additional bedrooms and a full bathroom, ideal for guests or growing families. Storage is abundant throughout, and the property also features RV parking with secure gate access. This home was taken to the studs in 2018 and nothing was overlooked! Don’t miss you chance to view this amazing property! Book a showing today