

# \$1,224,950 - 2917 Lathom Crescent Sw, Calgary

MLS® #A2191017

**\$1,224,950**

4 Bedroom, 3.00 Bathroom, 1,594 sqft

Residential on 0.13 Acres

Lakeview, Calgary, Alberta

This lovely 2-bedroom-up/2-bedroom-down home with a hardscaped back yard is perfect for families with teenage kids or for empty nesters looking for elbow room. 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 3000 sq ft of living area, including substantial 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 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!

Built in 1962

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2191017    |
| Price          | \$1,224,950 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,594       |
| Acres          | 0.13        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2917 Lathom Crescent Sw |
| Subdivision | Lakeview                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E 5W8                 |

### Amenities

|                |                                                                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected                             |
| Parking Spaces | 6                                                                                                                                                                |
| Parking        | Alley Access, Heated Garage, Insulated, RV Access/Parking, Double Garage Detached, Driveway, Garage Door Opener, Oversized, Side By Side, Single Garage Detached |
| # of Garages   | 3                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Granite Counters, Kitchen Island, Recessed Lighting, Storage, Sump Pump(s), Built-in Features, Central Vacuum, Jetted Tub, Tankless Hot Water, Vaulted Ceiling(s)  |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Window Coverings, Built-In Oven, Garburator, Gas Cooktop, Instant Hot Water, Warming Drawer, Water Purifier |
| Heating           | In Floor, Natural Gas, Fireplace(s), High Efficiency, Radiant                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                            |
| Fireplaces        | Family Room, Mantle, Wood Burning, Stone                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                                               |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                                                   |

|              |                           |
|--------------|---------------------------|
| Construction | Brick, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 75                 |
| Zoning         | R-CG               |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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