

\$1,695,000 - 5704 Ladbroke Drive Sw, Calgary

MLS® #A2249438

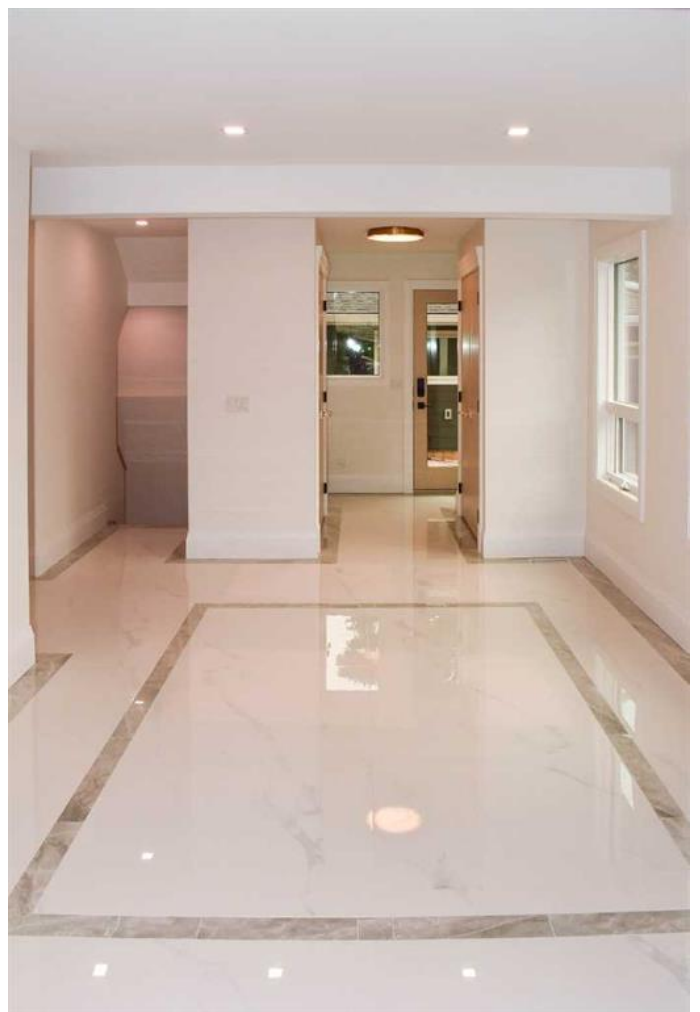
\$1,695,000

4 Bedroom, 3.00 Bathroom, 2,452 sqft

Residential on 0.14 Acres

Lakeview, Calgary, Alberta

Welcome to this beautifully renovated 4 bedroom, 4 bathroom home in the much coveted community of Lakeview! With over 3,200 sqft of developed living space on a oversized 6,017 sq ft lot, this remodel is what you expect in high-end, designer magazines, yet is modestly priced for the quality you're buying. First impressions are everything and the large, bright foyer with custom inlayed tile doesn't disappoint. From there this home showcases an open-concept layout with a dramatic fireplace feature wall that incorporates a curved, fluted design that ties in perfectly to the custom, white oak kitchen, centered around an oversized quartz, fluted island. The upper floor includes four spacious bedrooms, including a stunning primary suite with an over-sized walk-in closet and a breath-taking spa-like ensuite with heated floors. The white oak laundry room on the upper floor is an added bonus that eases the burden of chores. The exquisitely finished basement includes a outstanding media area, equipped with a wet bar and full sized fridge and freezer. Wine lovers will adore the cozy wine room, with a stylish glass barn door, on your way to the expansive games room which has enough room for a pool table AND ping pong table. For those in need of a quiet place to get work done, nestled in the back of the lower level, a well-lit office awaits. The east facing backyard boasts an oasis type setting where you can relax on your 200 sqft deck. The oversized, heated double detached



garage features an extra large 8'x16' garage door, 13' ceilings, and a "high rise" garage door allowing for double car lifts, giving space for up to 4 vehicles! This house has all new plumbing and 90% new electrical, including new 200 Amp panel and 60 Amp panel in the garage for electric vehicles. The community of Lakeview offers quick access to North Glenmore Park, Weaselhead Flats, the Glenmore Reservoir, top-rated schools, shopping, and downtown Calgary. Known for its mature trees, wide lots, and strong community spirit, Lakeview provides a peaceful, family-friendly setting with all the benefits of inner-city living.

Built in 1966

Essential Information

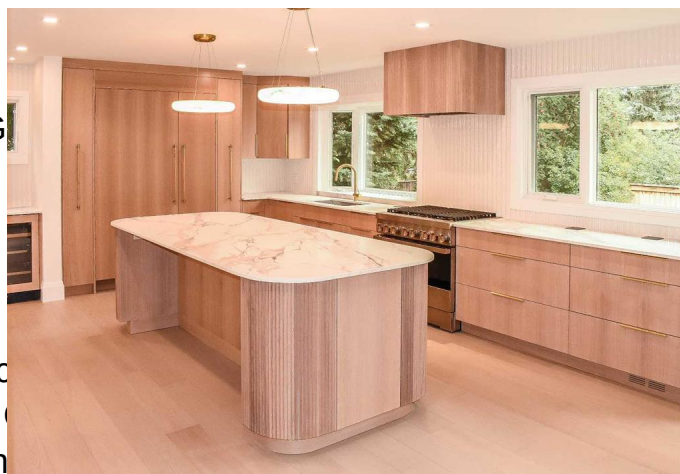
MLS® #	A2249438
Price	\$1,695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,452
Acres	0.14
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5704 Ladbroke Drive Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E5X8

Amenities

Parking Spaces	2
Parking	Additional Parking, Double Garage
# of Garages	2



Interior

Interior Features	Bookcases, Breakfast Bar, Door, Granite Counters, Kitchen, No Smoking Home, On-Tub, Sump Pump(s), Walk-In
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Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Electric Oven, Gas Cooktop, Humidifier, Range Hood, Washer/Dryer, Built-In Freezer, Convection Oven, Garburator
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Heating ENERGY STAR Qualified Equipment, Forced Air, Natural Gas

Cooling ENERGY STAR Qualified Equipment, Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Family Room, Raised Hearth, Tile, Three-Sided

Has Basement Yes

Basement	Finished, Full
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Exterior

Exterior Features BBQ gas line, Garden, Private Yard

Lot Description	Back Lane, Reverse Pie Shaped Lot
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Roof	Asphalt Shingle
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Construction	Cement Fiber Board, Wood Frame, Composite Siding, Manufactured Floor Joist
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Foundation Poured Concrete

Additional Information

Date Listed September 4th, 2025

Days on Market 6

Zoning R-C1

Listing Details

Listing Office MaxWell Canyon Creek

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