

2918 Lathom Crescent SW Calgary, Alberta

MLS # A2345690



\$974,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,730 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Private, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: 3 basement desks, foosball table, basement audio system, basement screen and projector, basement fridge, basement freezer

Beautifully maintained and extensively expanded over the years, this exceptional family home offers an impressive amount of living space, with numerous updates and improvements throughout. Rarely does a home in Lakeview offer this level of scale, functionality, and versatility, all thoughtfully designed for comfortable family living. A charming pathway creates a warm sense of arrival, leading into a generous foyer that immediately introduces the home's spacious and inviting layout. From here, the main living spaces unfold naturally, with the kitchen and dining area to one side and a comfortable living room to the other. At the heart of the home, the expansive kitchen offers exceptional storage and an abundance of cabinetry, anchored by an impressive oversized island designed for both everyday living and entertaining. A beautiful gas cooktop and statement range hood take centre stage, while a built-in bar fridge adds another thoughtful touch. The adjoining dining area offers plenty of room for large family dinners, holidays and evenings spent gathered around the table. Across the foyer, the spacious living room is equally welcoming, centred around one of the home's 3 gas fireplaces that brings warmth and character to the space. Also on this level are two additional bedrooms and a beautifully finished full bathroom with a serene, spa-inspired feel. The primary suite is a true retreat, offering an exceptionally spacious bedroom, walk-in closet and an impressive ensuite designed for relaxation, complete with a deep soaker tub, separate glass shower and private toilet area. Downstairs, the fully developed lower level continues to impress with an exceptional amount of space and versatility. A large recreation area provides plenty of room for movie nights, a kids' play space or casual entertaining, while an additional bedroom and full bathroom create a

comfortable and private space for guests or older children. A dedicated office space offers the flexibility to work from home, and the oversized laundry room is a standout in its own right, with an abundance of additional storage and room to keep everyday life organized. Thoughtful additions over the years have significantly expanded both levels of the home, creating space, functionality and flexibility. Outside, the beautifully landscaped yard offers an inviting extension of the home, with a poured concrete patio perfect for summer evenings, entertaining or simply relaxing outdoors. An oversized double detached garage is another standout, featuring an impressive loft above that provides a substantial additional space for storage, seasonal items, sports equipment and more. Set in the heart of sought-after Lakeview, this home is surrounded by mature trees and an established community atmosphere, with easy access to schools, parks, pathways and the natural beauty of Calgary's SW. With its exceptional amount of living space, versatile layout and prime location, this is a rare opportunity to find so much in one Lakeview home.