

3444 Lane Crescent SW
Calgary, Alberta

MLS # A2257527

\$2,650,000

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|-----------|------------------------|--------|------------------|
| Division: | Lakeview | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,558 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Other | | |

| | | | |
|-------------|--|------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | See Remarks | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: Hood Fan

Introducing a brand-new luxury estate home in the highly sought-after community of Lakeview. Ideally situated on a quiet crescent with a sunny west-facing backyard, this property is perfect for growing families. Boasting 3,558 sq. ft. above grade and 5,385 sq. ft. of fully developed living space, it offers a total of 5 bedrooms and 5 bathrooms. The home will feature white oak hardwood flooring on all three levels, central air conditioning, in-slab heating in the basement, and in-floor heating in the primary ensuite. The main floor includes a spacious mudroom, an open-concept living room and kitchen with island seating and a dining nook, a formal dining room with a large butler's pantry, and a private office. The upper level offers a centrally located bonus room, laundry area, and 3 bedrooms, including a luxurious primary suite massive walk in closet & a spa-inspired en-suite including in floor heat and steam shower. The fully developed lower level includes 2 additional bedrooms, a full bathroom, gym, rec area, storage, and a wet bar. A heated double garage sits at the rear, Property is fully landscaped & ready for occupancy! Schedule your private viewing today!