

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

MLS® #A2249438

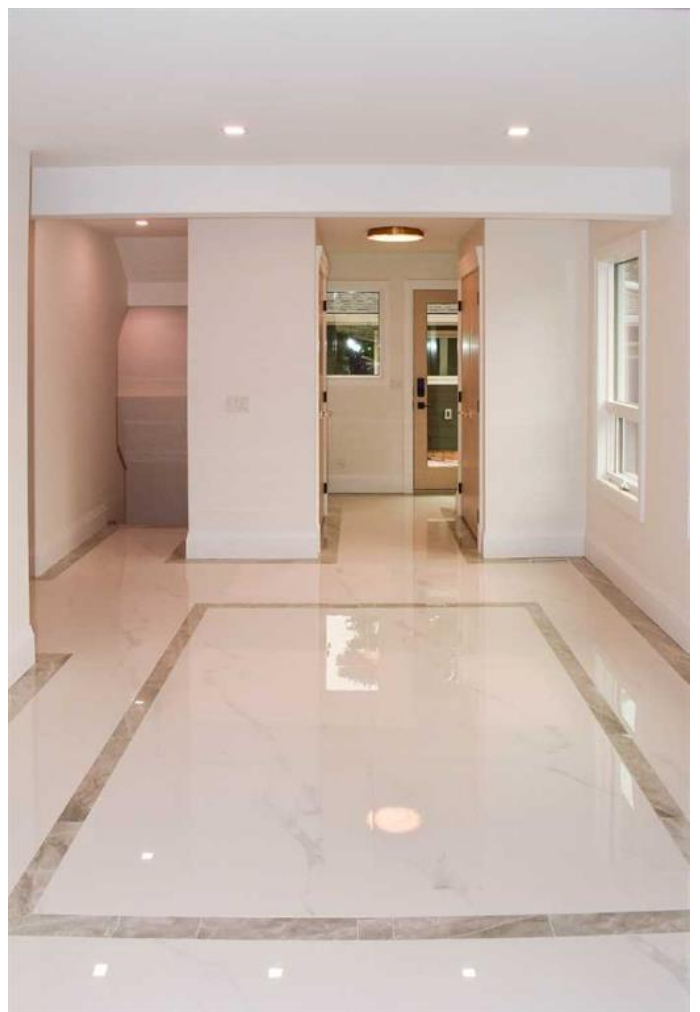
\$1,695,000

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

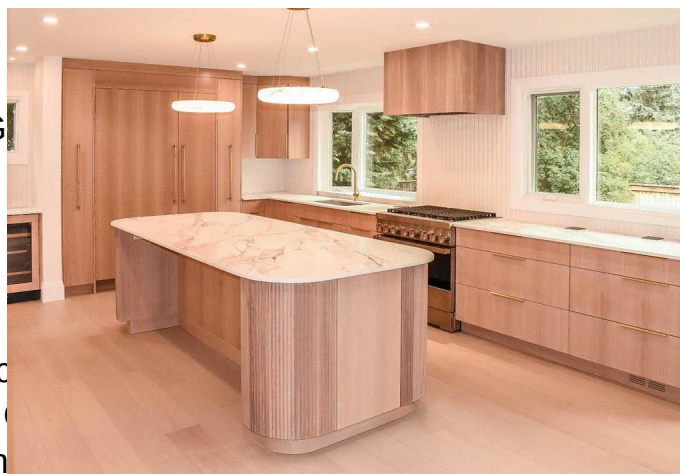
MLS® #	A2249438
Price	\$1,695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,452
Acres	0.14
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

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
1. Basement 2. Basement 3. Basement 4. Basement 5. Basement 6. Basement 7. Basement 8. Basement 9. Basement 10. Basement 11. Basement 12. Basement 13. Basement 14. Basement 15. Basement 16. Basement 17. Basement 18. Basement 19. Basement 20. Basement 21. Basement 22. Basement 23. Basement 24. Basement 25. Basement 26. Basement 27. Basement 28. Basement 29. Basement 30. Basement 31. Basement 32. Basement 33. Basement 34. Basement 35. Basement 36. Basement 37. Basement 38. Basement 39. Basement 40. Basement 41. Basement 42. Basement 43. Basement 44. Basement 45. Basement 46. Basement 47. Basement 48. Basement 49. Basement 50. Basement 51. Basement 52. Basement 53. Basement 54. Basement 55. Basement 56. Basement 57. Basement 58. Basement 59. Basement 60. Basement 61. Basement 62. Basement 63. Basement 64. Basement 65. Basement 66. Basement 67. Basement 68. Basement 69. Basement 70. Basement 71. Basement 72. Basement 73. Basement 74. Basement 75. Basement 76. Basement 77. Basement 78. Basement 79. Basement 80. Basement 81. Basement 82. Basement 83. Basement 84. Basement 85. Basement 86. Basement 87. Basement 88. Basement 89. Basement 90. Basement 91. Basement 92. Basement 93. Basement 94. Basement 95. Basement 96. Basement 97. Basement 98. Basement 99. Basement 100. Basement	1. Finished, Full 2. Finished, Full 3. Finished, Full 4. Finished, Full 5. Finished, Full 6. Finished, Full 7. Finished, Full 8. Finished, Full 9. Finished, Full 10. Finished, Full 11. Finished, Full 12. Finished, Full 13. Finished, Full 14. Finished, Full 15. Finished, Full 16. Finished, Full 17. Finished, Full 18. Finished, Full 19. Finished, Full 20. Finished, Full 21. Finished, Full 22. Finished, Full 23. Finished, Full 24. Finished, Full 25. Finished, Full 26. Finished, Full 27. Finished, Full 28. Finished, Full 29. Finished, Full 30. Finished, Full 31. Finished, Full 32. Finished, Full 33. Finished, Full 34. Finished, Full 35. Finished, Full 36. Finished, Full 37. Finished, Full 38. Finished, Full 39. Finished, Full 40. Finished, Full 41. Finished, Full 42. Finished, Full 43. Finished, Full 44. Finished, Full 45. Finished, Full 46. Finished, Full 47. Finished, Full 48. Finished, Full 49. Finished, Full 50. Finished, Full 51. Finished, Full 52. Finished, Full 53. Finished, Full 54. Finished, Full 55. Finished, Full 56. Finished, Full 57. Finished, Full 58. Finished, Full 59. Finished, Full 60. Finished, Full 61. Finished, Full 62. Finished, Full 63. Finished, Full 64. Finished, Full 65. Finished, Full 66. Finished, Full 67. Finished, Full 68. Finished, Full 69. Finished, Full 70. Finished, Full 71. Finished, Full 72. Finished, Full 73. Finished, Full 74. Finished, Full 75. Finished, Full 76. Finished, Full 77. Finished, Full 78. Finished, Full 79. Finished, Full 80. Finished, Full 81. Finished, Full 82. Finished, Full 83. Finished, Full 84. Finished, Full 85. Finished, Full 86. Finished, Full 87. Finished, Full 88. Finished, Full 89. Finished, Full 90. Finished, Full 91. Finished, Full 92. Finished, Full 93. Finished, Full 94. Finished, Full 95. Finished, Full 96. Finished, Full 97. Finished, Full 98. Finished, Full 99. Finished, Full 100. Finished, Full

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 3

Zoning R-C1

Listing Details

Listing Office MaxWell Canyon Creek

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