

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

MLS® #A2249438

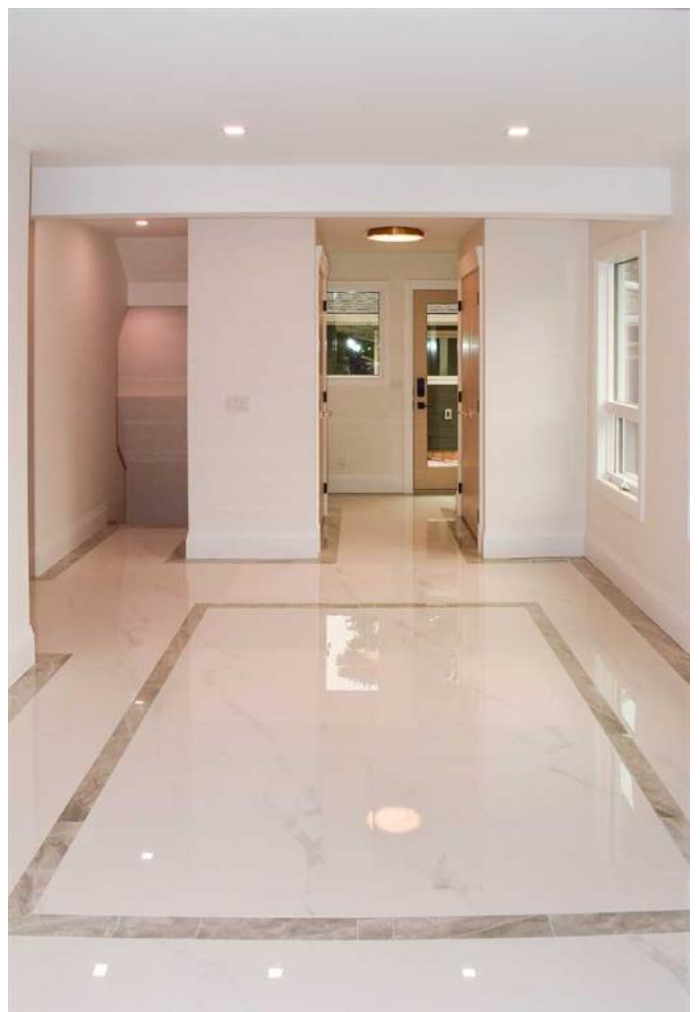
**\$1,695,000**

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, Tub, Sump Pump(s), Walk-In |
|-------------------|--------------------------------------------------------------------------------------------------------|

|            |                                                                                                                                                                |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Bar Fridge, Built-In Refrigerator, Dishwasher, Electric Oven, Gas Cooktop, Humidifier, Range Hood, Washer/Dryer, Built-In Freezer, Convection Oven, Garburator |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|

Heating ENERGY STAR Qualified Equipment, Forced Air, Natural Gas

| Category | ENERGY STAR Qualified Equipment, Rough-In |
|----------|-------------------------------------------|
| Cooling  |                                           |

Fireplace Yes

# of Fireplaces 1

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

Has Basement      Yes

| Basement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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## Exterior

Exterior Features BBQ gas line, Garden, Private Yard

|                 |                                   |
|-----------------|-----------------------------------|
| Lot Description | Back Lane, Reverse Pie Shaped Lot |
|-----------------|-----------------------------------|

Roof                      Asphalt Shingle

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Construction | Cement Fiber Board, Wood Frame, Composite Siding, Manufactured Floor Joist |
|--------------|----------------------------------------------------------------------------|

Foundation      Poured Concrete

## Additional Information

Date Listed                      September 4th, 2025

Days on Market 4

Zoning R-C1

## Listing Details

Listing Office                      MaxWell Canyon Creek

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