$1,090,000 - 2607 Laurel Crescent Sw, Calgary

MLS® #A2214407

$1,090,000
3 Bedroom, 3.00 Bathroom, 1,315 sqft
Residential on 0.13 Acres

Lakeview, Calgary, Alberta

EXCELLENT OPPORTUNITY to purchase an EXECUTIVE style bungalow with over 1,300 sqft on the main floor and fully developed basement on a beautiful relatively flat lot, located in sought-after Lakeview. This property is in immaculate condition and has been excessively renovated recently with the help of a very creative designer. Attractive open concept with living room, kitchen and formal dining area. When you enter the house the hallway welcomes you with new light fixtures, wainscotting and handcrafted bench with maple wood tops. From here you step into the main area with huge windows everywhere, which provide lots of natural light and views into the sunny west facing backyard. The park-like setting is a dream!!!. Mature trees provide shade on those warm summer evenings. Here you can enjoy BBQs with friends and family. An outdoor wood burning fireplace keeps you warm in spring and fall and is equally charming on those late summer nights. A spacious garden shed provides room for your garden tools and furniture. The double detached oversized garage gives shelter for 2 cars. A roughed-in natural gas line exists as well for future heating in the garage and on the deck. When you walk back into the house the large mud room addition is perfect to store all the outdoor clothing for the whole family. There is also room for an upright freezer. The stylish and inviting kitchen is a dream for every gourmet cook with quartzite countertops and high-end appliances. Lots of cabinets offer

plenty of space for storage. The breakfast island made from reclaimed barn wood is the focal point in this room - very practical to enjoy your morning meal and ideal for entertaining your guests. Maple hardwood flooring with natural light stain throughout the main floor gives the home another bright touch. In the summer the air conditioning keeps your house cool and enjoyable. The spacious primary bedroom comes with an fully renovated 3-piece ensuite. The second and third bedrooms have been converted into one huge office with built-in desk. However, this room can also be used as a second main floor bedroom with an existing closet. The 4-piece main bathroom was also renovated in 2021 as well as the linen closet in the hallway. The basement offers a third bedroom with large windows, another 3 piece bathroom, huge family room and gym space with a floor-to-ceiling mirror. The laundry room is located on this level as well. This house has many more upgrades â€“ too many to mention them all. A full list can be provided upon request. Close by there is a lovely off-leash green space in walking distance and, of course, the Glenmore Reservoir recreation area. Easy access to all amenities including shopping, schools and drives to the mountains. Come and see for yourself, you will be delighted.
WE WELCOME YOU TO AN OPEN HOUSE SATURDAY APRIL 26th FROM 2:00 TO 4:30.

Built in 1962

Essential Information

MLS® #	A2214407
Price	$1,090,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	1,315
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2607 Laurel Crescent Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6B4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Wood Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone, Wood Burning, Outside
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot

Roof	Asphalt Shingle
Construction	Cedar, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company

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