

2517 Laurier Court SW  
Calgary, Alberta

MLS # A2200311



## \$2,799,000

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Lakeview  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 3 Level Split   |               |                   |
| <b>Size:</b>     | 1,757 sq.ft.  | <b>Age:</b>   | 1962 (63 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front        |               |                   |
| <b>Lot Size:</b> | 0.28 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaping |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Boiler, Combination, In Floor, Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Stone, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Metal  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished, Walk-Out To Grade  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame, Wood Siding  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bathroom Rough-in, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A  |                   |      |

Rare family home with sunny south facing back yard has incredible views of North Glenmore Park, situated on the only cul-de-sac off of prestigious Linden Drive in highly desirable Lakeview Village. The unique shape and size, 12,000 sqft lot, maximizes your connection to North Glenmore Park with 150 feet along the park, one of the largest sections in Lakeview Village. The home also fronts on to a treed city park, making this a quiet and unique location with views of parks from front to back. Offering 3 bedrooms and 1.5 finished bathrooms over 2885 sq ft of living space, this home is ready for your finishing touch or envision something completely new. The grand entry foyer with its soaring height leads to a beautiful great room with fireplace and custom wall of storage. The elegant curved staircase is lit by two skylights and leads to the sunny second level. The elevated main living spaces are all situated to take full advantage of the sweeping views of the park. The bright sunny living and dining room feature a vaulted ceiling and built in custom cabinetry. A breakfast bar connects the dining area to the spacious and bright kitchen. Cooking is a dream with the Dacor gas range, built-in refrigerator and beverage station with granite counter. Extend your living space outside to the large balcony with gas hook-up and the most enviable views. Your primary bedroom suite is also on the upper level, maximizing the view and offering a large sitting area, walk-in closet with custom storage system and a large roughed-in ensuite washroom just waiting for your design touch. On the walk-out lower level you will find a spacious recreation room or possible fourth bedroom overlooking the park as well as two large bedrooms, mudroom, laundry room and a family washroom with dual sinks and heated floor. There is also a partially finished fitness room with overheight garage-style door that opens on

to the back yard. Above the fitness room is an unfinished loft-style flex room. The outdoor living spaces are fully irrigated and professionally landscaped with a quartz flagstone patio, large sunny yard and a storage shed. Lakeview Village is a highly sought-after neighbourhood with its spacious lots, enviable location and network of secret parks, pathways and playgrounds for kids to explore. Enjoy North Glenmore park, Weaslehead Natural Environment Park, the Calgary Canoe Club and Earl Grey Golf Club. Top rated schools from K-12 are located nearby as well as great shops and amenities. A quiet enclave with quick access to the ring road and major roadways, this well situated home is like country living in the city, making it perfect for your family's next chapter.