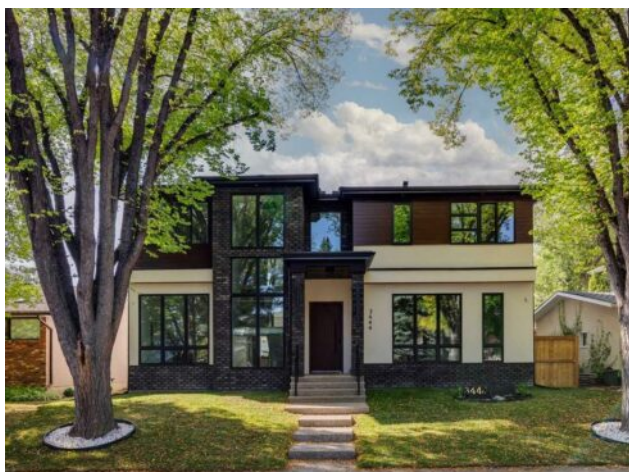


**3444 Lane Crescent SW**  
**Calgary, Alberta**

**MLS # A2262890**



**\$2,575,000**

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

|                    |                                                                |                   |      |
|--------------------|----------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | See Remarks                                                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | 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!