

# \$2,575,000 - 3444 Lane Crescent Sw, Calgary

MLS® #A2262890

**\$2,575,000**

5 Bedroom, 5.00 Bathroom, 3,558 sqft

Residential on 0.13 Acres

Lakeview, Calgary, Alberta

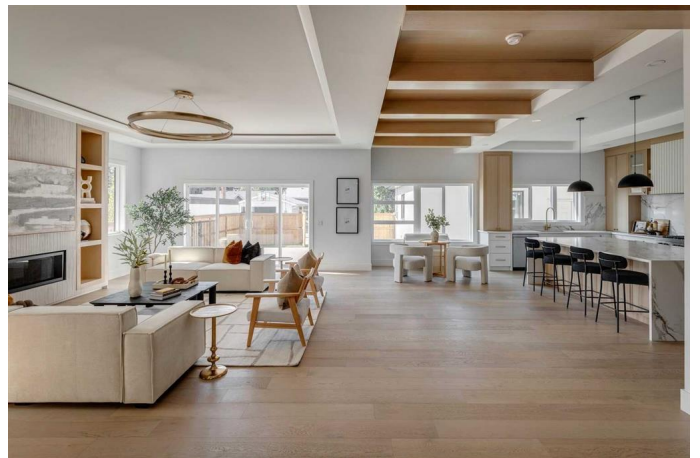
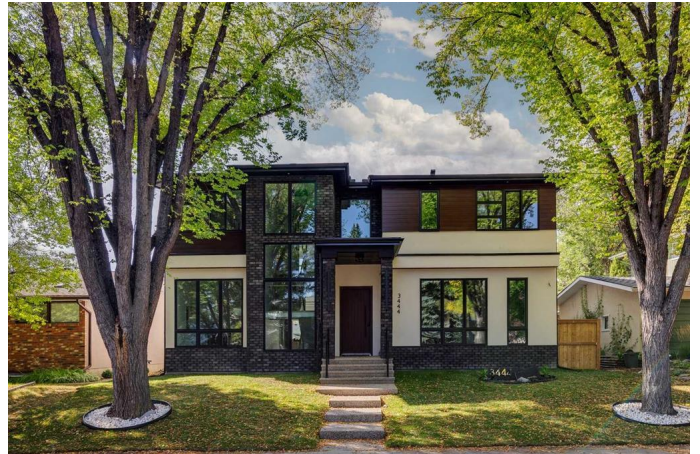
Introducing a brand-new luxury estate home in the highly sought-after community of Lakeview. Ideally situated on a quiet crescent with a sunny west-facing backyard, this property is perfect for growing families. Boasting 3,558 sq. ft. above grade and 5,385 sq. ft. of fully developed living space, it 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!

Built in 2025

## Essential Information

MLS® #

A2262890



|                |             |
|----------------|-------------|
| Price          | \$2,575,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,558       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3444 Lane Crescent Sw |
| Subdivision | Lakeview              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E 5X2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)  |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator |
| Heating           | Forced Air                                                      |
| Cooling           | Central Air                                                     |
| Fireplace         | Yes                                                             |
| # of Fireplaces   | 1                                                               |
| Fireplaces        | Gas                                                             |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full                                                  |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Other           |
| Roof            | Asphalt Shingle |
| Construction    | See Remarks     |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 12                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.