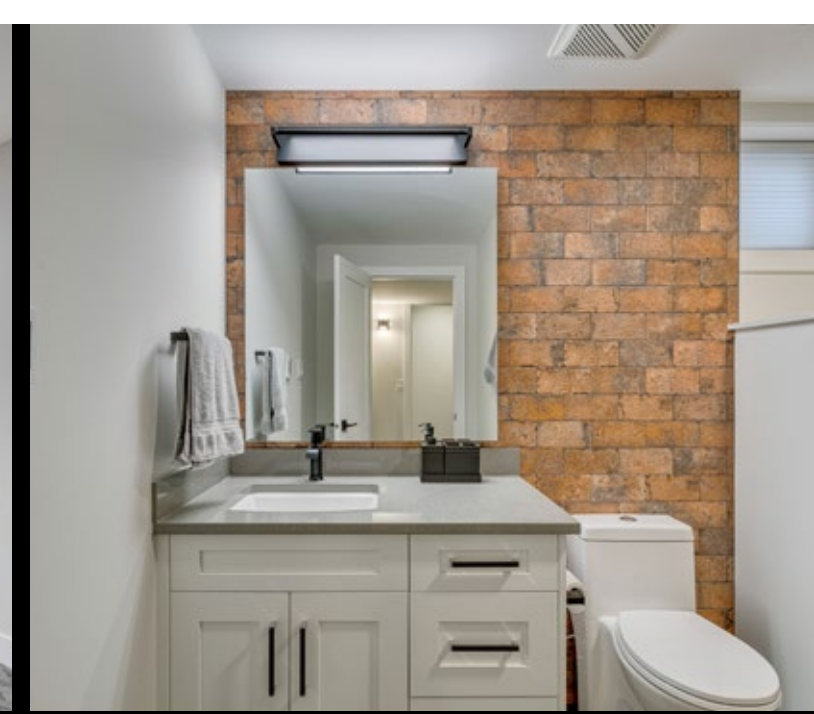
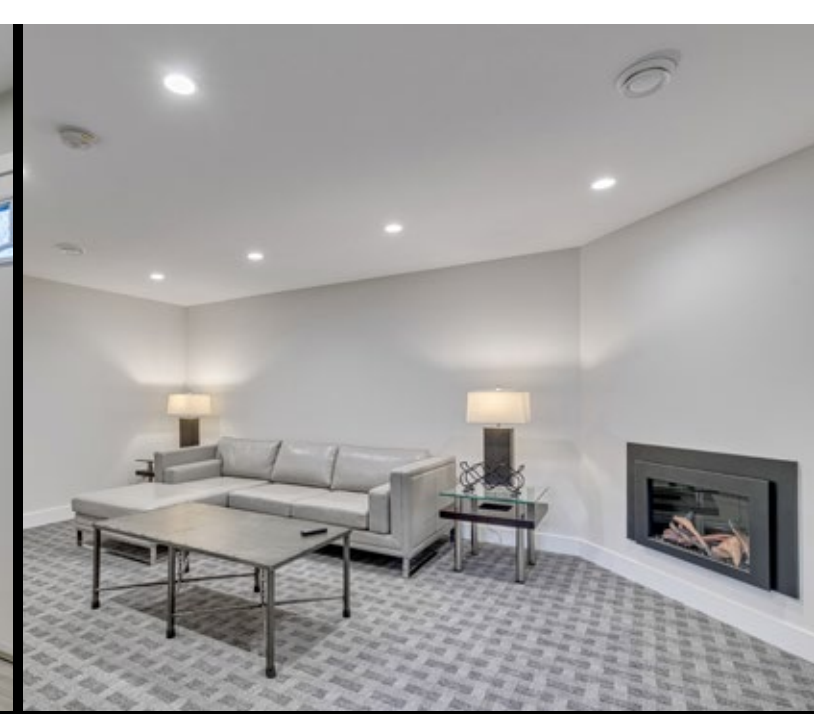
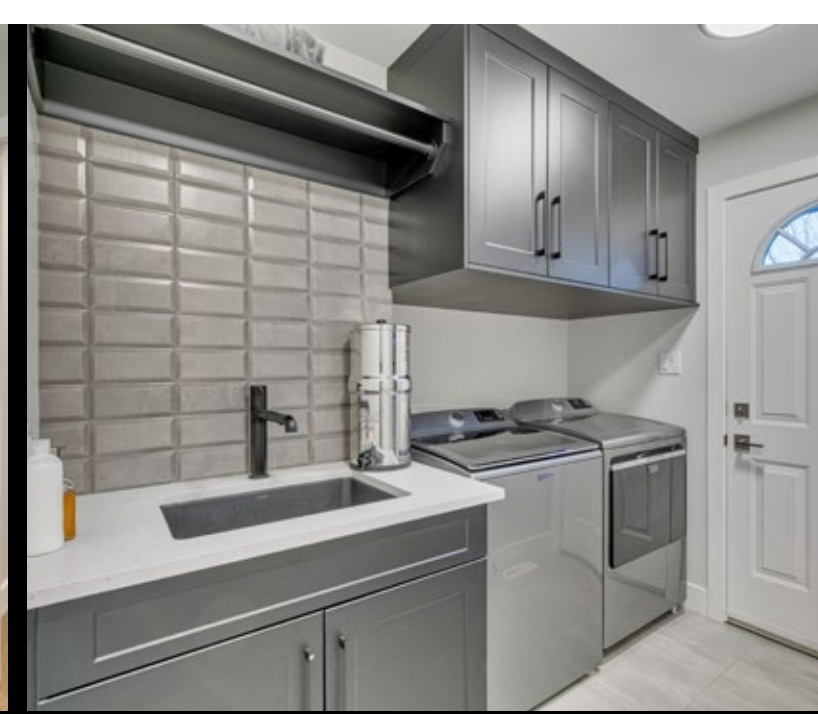


# Welcome Home to

2203 Lancing Ave SW



Chris Zaharko  
Associate

ROYAL LEPAGE  
Benchmark  
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

Top 1% Nationally





Nestled in the heart of highly coveted North Glenmore Park, this immaculate corner-lot home offers over 2,700 sq ft of beautifully finished living space, perfect for families who value both style and functionality. With 4 bedrooms and 4 bathrooms, this home seamlessly combines contemporary design with thoughtful renovations, making it a true dream for those seeking comfort, convenience, and access to a wealth of nearby amenities. Step inside to discover an open, airy floor plan with multiple living spaces, ideal for entertaining and family gatherings. The main living area features a sleek gas fireplace and flows effortlessly into the chef-inspired kitchen and dining area. At the heart of the kitchen is a striking 12' quartz island with a breakfast bar, complemented by brand-new appliances, including a gas range, wine storage, and ample cabinetry. Just off the kitchen, a cozy family room opens to a private deck, perfect for outdoor relaxation. On the same level, you'll find a bedroom/office space, laundry/mud room and a powder room. Upstairs, the home offers two generously sized suites. The luxurious primary suite serves as a serene retreat, complete with a spa-like ensuite featuring a walk-in shower, soaker tub, and walk-in closet. The second suite also boasts a private 4-piece ensuite, offering guests or family members comfort and privacy. The fully finished basement provides a large rec room with electric fireplace, a 4th bedroom, and a 4-piece bathroom. Throughout the home, you'll find premium 3/4" Red Oak hardwood floors, recessed lighting, high ceilings, and central air conditioning. Landscaping has been updated with new sod, metal flower bed edging, and fencing on the north side. Just steps from the Earl Grey Golf Club and within walking distance to Lakeview Plaza, this home is ideally situated for easy access to all amenities. Enjoy quick proximity to Rockyview General Hospital, Mount Royal University, and major transportation routes. Don't miss out on this rare opportunity to own a fully renovated home in one of Calgary's most sought-after neighborhoods.



Chris Zaharko

Phone: 403-874-0424

[www.zaharko.com](http://www.zaharko.com)

[chris@zaharko.com](mailto:chris@zaharko.com)

MLS:	A2178970
Subdivision:	North Glenmore Park
Lot Size:	7,287 SqFt
Size:	2,700 sq ft finished living space
Taxes:	\$6,875.00/2024

This document is used for advertising & general information only. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its warranties of content, accuracy, and reliability, with all information contained herein being subject to errors, omissions, conditions, withdrawal, or other changes without notice. Any interested party should undertake their own inquiries as to the accuracy of the information.



## 2203 Lancing Ave SW, Calgary, AB

### 2203 LANCING AVENUE SW, CALGARY

MAIN - 1313.59 Sq.ft. / 122.03 m<sup>2</sup>

UPPER - 716.57 Sq.ft. / 66.57 m<sup>2</sup>

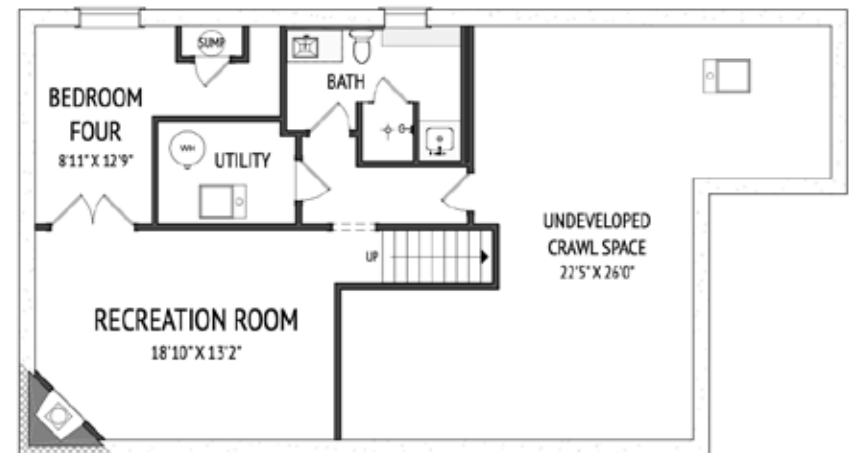
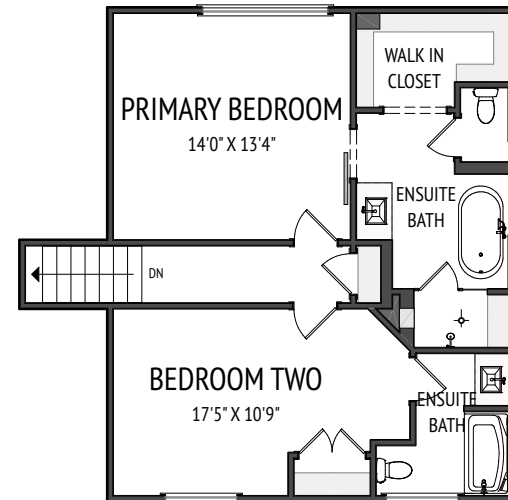
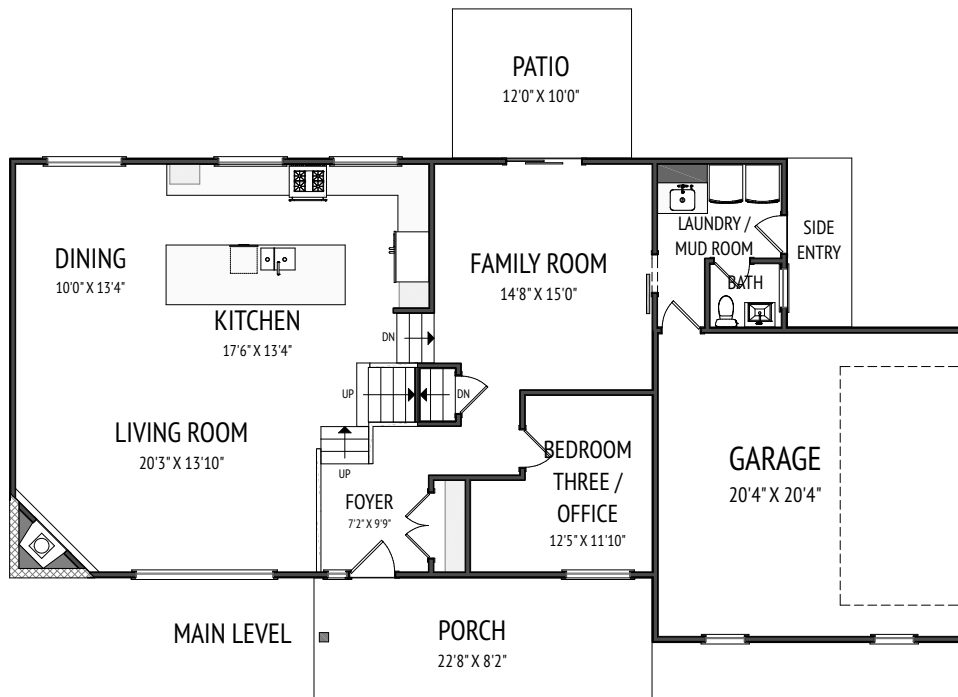
RMS TOTAL - 2030.16 Sq.ft. / 188.60 m<sup>2</sup>

BASEMENT - 1313.59 Sq.ft. / 122.03 m<sup>2</sup>

\*DEVELOPED AREA - 750.51 Sq.ft. / 69.72 m<sup>2</sup>

DETACHED SINGLE FAMILY

\*RECA RMS MEASUREMENTS TAKEN TO EXTERIOR  
FOUNDATION



**Chris Zaharko**  
Associate

Phone: 403-874-0424

[www.zaharko.com](http://www.zaharko.com) - [chris@zaharko.com](mailto:chris@zaharko.com)

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

## 2203 Lancing Ave SW – Updates and Renovations

---



- AC install with Heat Regulation Ventilator (HRV)
- New attic insulation, roof turbines in both attics
- New Hot water tank
- New Sump pump
- Replacement of weeping tile on SW basement quarter of the home and weeping tile drain in egress window with tie-in to the sump
- All exterior concrete (and garage slab) excluding the raised front patio
- Exterior Hardie Board siding & stucco with new metal including soffits, eavestrough and downspouts , lattice work over main front window, new electrical fixtures
- exterior landscaping including new fence on south side of property, sod in south and west yards, stone walkway w pavers and decorative stone on the south & west side & metal edging on all flower beds
- Interior renovation including 44 foot and 16 foot beams in living area and front hall with new doors, fixtures & trim throughout the home, complete water closet and laundry room renovation, full kitchen renovation including cabinets, all appliances and 12 foot quartz counter top, addition of 3/4 inch red oak in 40% of the home where it did not previously exist, complete, expansion of main stair well to second floor, replacement of all lights through the home and replacement of all wiring excluding garage wiring and wiring on the north side of the home, new paint throughout
- New electrical service box
- 7 foot x 17' 6 " garage door with higher end belt drive (Ultralite Garage Doors)
- Lux front door & new storm door on north side entrance
- Main floor and basement wired w Cat 5 and Cat 6 to each room including main floor office
- Full basement renovation with new four piece bathroom and flex room office/bedroom with privacy doors
- Gas fireplace in the living room and electric fireplace in the basement
- Existing Lux windows and roof done in 2010/2011

**Chris Zaharko**

Associate

Phone: 403-874-0424

[www.zaharko.com](http://www.zaharko.com) - [chris@zaharko.com](mailto:chris@zaharko.com)



INDEPENDENTLY OWNED AND OPERATED, BROKER