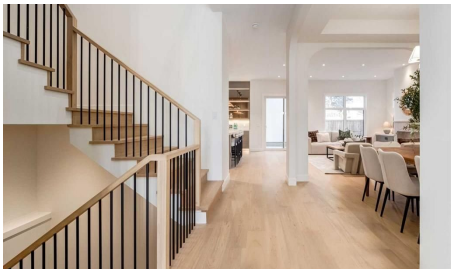
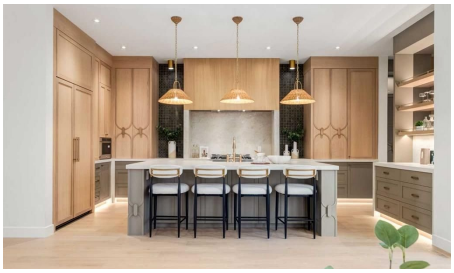
5409 Ladbrooke Drive SW

Calgary | Active | MLS® A2359424

$1,850,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**2,436 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Comox Realty

A closer look

Set along a quiet cul-de-sac in the established community of Lakeview, this striking new residence by Platinum Build Homes brings together thoughtful architecture, natural materials, and an exceptional level of craftsmanship. With 2,436 sq. ft. above grade and 3,550 sq. ft. of total developed living space, the home offers four bedrooms, five bathrooms, and a beautifully considered floor plan designed for both everyday living and entertaining.

With interior design by Maxime Chin, the home is distinguished by its luminous palette, custom site-built natural white oak cabinetry, and a thoughtful interplay of textures, tones, and architectural details. The main level unfolds beneath 10-foot ceilings, where a generous dining room and private office lead into the inviting living room. A limestone fireplace anchors the space, while expansive sliding doors create a seamless transition between indoor and outdoor living, opening onto a private courtyard and a spacious backyard.

At the heart of the home, the kitchen balances refined aesthetics with everyday functionality. Custom cabinetry, a premium JennAir appliance package, and an integrated wet bar are complemented by a walk-through pantry and thoughtfully appointed mudroom, complete with a walk-in closet and direct access to the rear-attached double garage.

The upper level is devoted to comfort and privacy. The primary suite offers a true retreat, complete with a vaulted ceiling and spa-inspired ensuite featuring heated floors, a freestanding soaker tub, and an oversized curbless steam shower. Two additional bedrooms each feature their own private ensuites and walk-in closets, while a dedicated laundry room completes the upper level.

The fully developed lower level extends the home's living space with a generous recreation room and wet bar, a dedicated gym, a fourth bedroom, a full bathroom, and additional storage.

If this is the home you've been looking for, we invite you to experience it in person. Contact to arrange a private viewing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359424
Bedrooms	4
Bathrooms	5
Year Built	2026
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,436 sq. ft.
Main Level Finished Area:	1,250 sq. ft.
Upper Level Finished Area:	1,186 sq. ft.
Below Grade Finished Area:	1,117 sq. ft.
Acreage:	No
Lot Area:	4,021 sq. ft.
Lot Frontage:	60' 1/8 "
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	2510461
Heating:	In Floor, Fireplace(s), Forced Air

Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Lakeview (Calgary)
Appliances:	Bar Fridge, Built-In Freezer, Built-In Refrigerator, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 19'2" × 15'11" ·
Main Floor	Kitchen · 20'4" × 11'4" ·
Main Floor	Dining Room · 13' × 9'11" ·

Main Floor	Office · 10'7" × 10'1" ·
Main Floor	Mud Room · 10'1" × 5'11" ·
Upper Level	Bedroom - Primary · 14'4" × 10'9" ·
Upper Level	Walk-In Closet · 10'1" × 8'8" ·
Upper Level	Bedroom · 14'4" × 10'9" ·
Upper Level	Bedroom · 12'11" × 10' ·
Upper Level	Laundry · 10' × 6' ·
Basement	Game Room · 24'6" × 24'6" ·
Basement	Exercise Room · 21'6" × 14' ·
Basement	Bedroom · 10'11" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Golf, Lake, Park, Playground, Schools Nearby, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Cul-De-Sac, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5409-ladbrooke-drive-sw-calgary-a2359424/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.