



**GRASSROOTS**  
REALTY GROUP

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**6020 Lacombe Way SW**  
**Calgary, Alberta**

**MLS # A2225559**



**\$988,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,039 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Stone, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Hot Tub, Race Simulator, Shed, BBQ, Outdoor Patio Furniture, Garage Audio System. See Remarks.		

Step past the tree-lined serenity of Lakeview's most beloved streetscape and into a home where timeless architecture meets modern reinvention. Nestled on a rare 8,352.79 sq ft lot — with 67 feet of street presence and 140 feet of curated depth — this fully transformed bungalow is a quiet triumph of design, detail, and function. Every surface, system, and sightline has been thoughtfully refined across two years of meticulous renovations. In 2022, the transformation began: new air conditioning, a high-efficiency furnace, humidifier, tankless water heater, and complete repiping brought unseen comfort. All taps were replaced. Paint in vogue tones coats both interior and exterior walls, with lighting — including designer pot lights — adding a sculptural layer of warmth. New wood accents, curated hardware, and spa-quality bathrooms elevate the interiors, while a reimagined front landscape, new fencing, and a charming pergola create a sophisticated welcome. By 2023, attention turned outward. The garage was entirely rebuilt — reengineered with 2x6 framing, insulated walls, new lighting, concrete, double doors, soffits, fascia, and a built-in stereo system, plus a dedicated furnace and power for the rear gate. The backyard, now a secluded sanctuary, features new concrete paths, lush artificial turf (\$30,000 value), structured plantings, and two icons of leisure: a hot tub (\$10,000), a racing simulator (\$15,000) and a private golf practice net (\$4,000) — perfectly suited for entertaining under starlit skies. Inside, this 4-bedroom, 2-bathroom residence flows seamlessly from a luminous open-concept main floor to a fully finished lower level with an elegantly styled illegal suite — ideal for guests or multigenerational living. Located mere moments from North Glenmore Park and Mount Royal University, and only 10 minutes

from Calgary’s urban core, this home is more than a property — it is a lifestyle canvas. A place where form meets function, and every upgrade tells a story of care, vision, and extraordinary taste.