



GRASSROOTS
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**6407 Lombardy Crescent SW
Calgary, Alberta**

MLS # A2271801



\$999,900

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,168 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Front Drive, Garage Door Opener, G		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows		

Inclusions: shed, light fixtures, garage door control, rear deck awing (missing remote control)

Priced to sell in North Glenmore Park just steps to Earl Grey Golf and Glenmore Park. This NEW listing won't last the weekend! Nestled on a serene, tree lined street on the Lakeview side of Glenmore Trail. This hidden gem is a beautifully maintained 4-level split offering 4 bedrooms, 2 bathrooms, and over 2,450 sq ft of total living space. Built in 1961, the home blends mid-century charm with modern updates. Mature trees, including a weeping Birch and large Spruce tree frame the property alongside interlocking stone walkways and front drive. Inside, the bright living and dining areas feature a corner gas fireplace, bay window, gleaming hardwood floors and patio doors to the west-facing deck. The updated kitchen impresses with stainless-steel appliances, a gas stove with double oven, microwave hood fan, granite countertops, tile flooring, and ceiling-height custom cabinetry. Upstairs are three comfortable bedrooms and an updated main bath. The walkout third level offers a fourth bedroom, a cozy family room, a 3-piece bath and a spacious mud room with lockers, leading to the west facing, fenced and landscaped back yard. Plus, you get an insulated & heated double detached garage. An upper deck with a motorized awning, a lower patio with BBQ area, shed, perennial gardens, and a grassy play space complete this backyard oasis. The finished lower level adds abundant storage, a flex area, laundry, and a convenient crawl space. Steps from the Glenmore Reservoir, canoe and rowing clubs, Earl Grey & Lakeview Golf Courses, top-rated schools, and extensive parks and pathways, this home combines charm, comfort, and an unbeatable location in one of Calgary's most desirable neighborhoods. Quick commute to Downtown just 15 minutes and Ring Road around the corner.

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