



**GRASSROOTS**  
REALTY GROUP

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**6729 Leeson Court SW**  
**Calgary, Alberta**

**MLS # A2275230**

**\$1,175,000**



<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Many Trees, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, See Remarks		

**Inclusions:** 2x sheds, All good included are as is where is.

First Time on the Market! AMAZING OPPORTUNITY IN LAKEVIEW VILLAGE! The expansive pie-shaped lot is truly impressive, measuring approximately 161 feet deep on the south side, 117 feet on the north side, and 131 feet wide at the rear, backing onto the pathway&mdash;offering outstanding privacy and development potential. The west-facing backyard backs directly onto the Lakeview pathway system, with serene views toward the Earl Grey Golf Course. Located at the back of a quiet cul-de-sac, this original OVER 1400sq ft bi-level home presents a rare opportunity for a full renovation or custom rebuild in one of Calgary&rsquo;s most desirable neighbourhoods. Enjoy an unbeatable lifestyle within easy walking distance to Lakeview Shopping Centre, the Weaselhead Environmental Reserve (nearly 600 acres), the Glenmore Sailing Club, and top-rated schools at all levels. Surrounded by nature and recreation, yet only 10 minutes to Calgary&rsquo;s downtown core. Recent updates include a newer roof (last 10 years), LVP flooring in basement (last 2 years) and hot water tank replaced within the last 5 years. A rare offering in an exceptional location&mdash;opportunities like this don&rsquo;t come often.