



GRASSROOTS
REALTY GROUP

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6407 Law Drive SW
Calgary, Alberta

MLS # A2286432



\$849,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,378 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, On Street, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Smoking Home		

Inclusions: Second Fridge, Shelves in Basement

Impeccably maintained 1,378 sq. ft. 5-bedroom (3+2) bungalow in desirable Lakeview — proudly offered first time in over 55 years! This lovingly cared-for home features a spacious L-shaped Living and Dining room with beautiful hardwood floors and French doors leading to an exceptional deck, perfect for entertaining. The updated white kitchen offers timeless appeal and everyday functionality. The main level includes a generous primary bedroom with walk-in closet and 2-piece ensuite, along with two additional bedrooms and a 4-piece bathroom. The fully developed basement offers a huge family room with cozy fireplace, two more bedrooms, and another 4-piece bathroom — an ideal setup for guests, teens or a growing family. Situated on a quiet street with a sunny south-facing backyard featuring Saskatoon and Haskap berry bushes. Additional highlights include a newer roof, eaves, fascia, hot water tank (Feb 2023), a 6,600 sq. ft. lot, and an oversized 24' x 24' insulated and heated detached garage. All of this just steps to Glenmore Park, walking and bike paths, top rated schools, shopping, transit and the Glenmore reservoir — an incredible opportunity in one of Calgary's most sought-after communities!