



**6913 Leaside Drive SW**  
**Calgary, Alberta**

**MLS # A2286625**



**\$2,490,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,790 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	N/A		

Spacious two storey, set on an 11,000+ square foot pie lot in the highly sought after neighbourhood of Lakeview Village. Thoughtfully expanded and extensively updated, this home reflects timeless updates and clear pride of ownership. Large windows, oak hardwood floors, and two fireplaces anchor the main living areas, while custom built ins provide exceptional storage and functionality. The renovated kitchen features a large island, granite countertops, oversized sink, gas cooktop, double wall ovens, and updated appliances. Adjacent living and dining spaces open to a private wrap around deck with natural gas hookups. The upper level includes four bedrooms, highlighted by a spacious primary suite with sitting area, walk in closet with organizers, private deck, and a full ensuite with double sinks, air tub, steam shower, and skylight. One bedroom is currently configured as a dedicated office with built ins for two workstations. The finished basement adds two additional bedrooms, a media room, games area, and generous storage. Exterior highlights include a double garage plus carport, triple wide driveway, underground sprinklers, mature landscaping, and multiple storage sheds. Located near North Glenmore Park, Earl Grey Golf Course, excellent schools, and offering quick access to downtown and the mountains. A substantial, well maintained family home on a private lot in one of Calgary's most established and sought after communities.