



**6019 Lakeview Drive SW
Calgary, Alberta**

MLS # A2293017



\$989,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,292 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: 2x Remote controls for garage door opener, fridge in basement rec room, Calcana outdoor patio heater. Please note included range is dual fuel

Welcome to 6019 Lakeview Drive SW, a beautifully maintained 4 bedroom, 3 bathroom bungalow in one of Calgary's most sought-after communities. With over 2,400 sq ft of developed living space, this home offers the perfect balance of comfort, functionality, and timeless style. Step inside and you're immediately greeted by vaulted ceilings and large windows that fill the main floor with natural light. The living room feels warm and inviting, anchored by rich hardwood floors and an easy connection to the dining area—ideal for both everyday living and hosting family and friends. The kitchen is thoughtfully designed with stainless steel appliances, ample cabinetry, a garburator, and an island with breakfast bar seating. Just off the kitchen, a charming breakfast nook or reading nook overlooks the private west-facing backyard, offering a peaceful spot for morning coffee or a quiet place to unwind. The main level features three bedrooms, including a spacious primary bedroom with its own 2-piece ensuite. A flexible room currently used as an office can easily function as a fourth bedroom, while the mudroom and central vacuum system adds everyday convenience for busy households. A full 4-piece bathroom completes the main floor. Downstairs, the fully developed basement with a separate entrance expands your living options with a large recreation room, a living area anchored by a gas fireplace, a second primary-style bedroom, pantry and storage space, and a beautifully finished 4-piece bathroom featuring a standard shower, a waterfall shower feature, and a relaxing steam room, plus convenient in-bathroom laundry. A water softener system adds additional comfort and functionality to the home. Outside, the professionally landscaped west facing backyard is surrounded by mature trees and supported by an irrigation system,

creating a private and welcoming outdoor retreat. Enjoy summer evenings on the two-tier composite deck or gather with friends on the stamped concrete patio complete with a Calcana outdoor patio heater, gas BBQ hookup, and outdoor lighting—a space designed for entertaining and relaxing throughout the seasons. The oversized detached double garage with back lane access provides plenty of room for vehicles, storage, and projects. Located in the heart of Lakeview, you’re close to parks, playgrounds, schools, walking and bike paths, shopping, and have quick access to the ring road for convenient commuting across the city. If you’ve been waiting for a move-in ready bungalow in an established, family-friendly neighborhood, this is your opportunity. Schedule your private showing today.