



**6308 Lacombe Way SW  
Calgary, Alberta**

**MLS # A2294963**



**\$1,549,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lakeview                              |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | Bungalow                              |               |                   |
| <b>Size:</b>     | 1,455 sq.ft.                          | <b>Age:</b>   | 1961 (65 yrs old) |
| <b>Beds:</b>     | 5                                     | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |

**Features:** Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** TV's in Main, and 3 bedrooms w/brackets

Welcome to the kind of home that stops scrolls and starts conversations. This modern craftsman bungalow offers over 2700 sqft of beautifully developed luxury living, featuring 2 bedrooms on the main level, 3 additional bedrooms below, and 3 full baths, blending timeless architecture with designer appointed interiors. Soaring vaulted ceilings and an airy open concept layout create an immediate sense of space, while the living room is anchored by a stunning fireplace framed with custom arched built ins, perfect for cozy evenings or elevated entertaining. Natural light pours through expansive windows, enhancing the home's soft, curated palette. The chef inspired kitchen features sleek custom cabinetry, quartz countertops, a statement hood fan, premium stainless steel appliances, and a generous island with breakfast bar seating, ideal for morning coffee rituals or gathering with friends. Along the backyard facing wall, a beautifully integrated coffee bar, extensive built in storage, and thoughtfully designed pantry shelving elevate both form and function, while a private mudroom entrance to the kitchen keeps daily living effortlessly tucked away. The main floor hosts two bedrooms, including a show stopping primary retreat with vaulted ceilings, subtle shiplap detailing, and a spa caliber ensuite with oversized custom shower and walk in closet, offering a true sense of escape at the end of the day. The second bedroom, currently styled as an office, offers flexible living for today's lifestyle. The dining area connects seamlessly to the main living spaces, creating the perfect backdrop for everything from intimate dinners to lively celebrations. Downstairs, the fully developed lower level expands your lifestyle with a spacious family room ready for movie nights, a flexible gym or yoga space, sleek wet bar for effortless hosting, three additional bedrooms, a full

bath, and dedicated laundry room. Outside, a beautifully curated backyard blends architectural concrete with low maintenance turf, featuring a custom patterned patio that defines a dedicated bbq and entertaining area, along with a raised composite deck designed for lounging and gathering. A gas line has been extended to the deck for a future fire table, creating the perfect setting for summer evenings and quiet moments alike, all framed by mature trees, curated rock beds, and full privacy fencing, plus a heated double detached garage. This architectural stunner pairs its undeniable curb appeal with everyday comfort, including air conditioning for warm Calgary summers. Ideally located in one of Calgary's most desired neighbourhoods, you're just steps to the shops, eateries, and cafes of Lakeview, with quick access to North Glenmore Park, top rated schools, and major routes for easy city or mountain escapes. This home offers the ultimate lifestyle, and it is ready to impress.