



**6603 Law Drive SW  
Calgary, Alberta**

**MLS # A2299849**



**\$2,499,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Lakeview  |               |                  |
| <b>Type:</b>     | Residential/House                                     |               |                  |
| <b>Style:</b>    | Bungalow  |               |                  |
| <b>Size:</b>     | 2,222 sq.ft.  | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached                                |               |                  |
| <b>Lot Size:</b> | 0.15 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Landscaped, Private |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | In Floor, In Floor Roughed-In, Fireplace(s), Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl Plank   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Primary Downstairs, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound |                   |      |
| <b>Inclusions:</b> | N/A   |                   |      |

This exceptional custom bungalow located on a quiet corner lot offers over 4,400 square feet of total developed living space with 4 bedrooms, a rare attached triple tandem garage, a west facing backyard, and impressive architectural ceiling heights including 12-foot ceilings throughout the main level, 10-foot ceilings in the basement, and a front office. The home opens through a statement front foyer with designer lighting, wide plank hardwood flooring, and custom millwork detailing that continues throughout the main floor. The front office features elegant wall panelling and built-in cabinetry with glass fronts, while the great room is anchored by a striking fireplace feature wall framed by expansive windows that highlight the 16-foot vaulted ceiling, multiple skylights fill the space with natural light. The chef's kitchen, equipped with high-end Thermador appliances, is designed as a true centerpiece with custom cabinetry, Taj Mahal quartzite countertops, a large oak island, designer hardware, and elevated plumbing fixtures. The adjacent dining area is positioned beside large windows overlooking the backyard, and heading out to the large deck with a gas fireplace. The main level primary retreat is designed as a luxurious private space with its own dramatic 16-foot vaulted ceiling, oversized windows, and generous proportions. The spa inspired ensuite features a freestanding tub, large walk-in shower with full height tile, dual vanities with custom cabinetry, quartz countertops, in-floor heating, and a spacious walk-in closet with extensive built-ins and a center island. The main floor is further completed by a second primary bedroom and an ensuite, a designer powder room with a fluted vanity and porcelain countertop, a mudroom with custom cabinetry and built-in bench seating, and a fully finished laundry room with cabinetry and quartz counters leading to the attached

triple tandem garage. The fully developed lower level continues the home's refined design with 10-foot ceilings, a gym, a large recreation and entertainment area, a custom wet bar, extensive cabinetry, and a glass enclosed wine display. Two additional bedrooms are generously sized and paired with beautifully finished bathrooms featuring custom vanities, quartz counters, and full tile showers, creating a home that blends thoughtful layout with elevated finishes throughout. Located near the Glenmore Reservoir, North Glenmore Park, and Weaselhead Flats with endless walking and cycling pathways. Enjoy quick access to downtown, top rated schools, nearby golf courses, and a vibrant community atmosphere with parks, recreation, and local amenities just minutes away. Buyers will have the opportunity to work with the builder and customize select finishes. Call today to book your private tour.