



**6303 Louise Road SW  
Calgary, Alberta**

**MLS # A2299881**



**\$1,475,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,580 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<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>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** tv brackets, garage shelving

Welcome to this beautifully rebuilt & renovated 1,580 sq ft bungalow, where thoughtful design meets everyday functionality. The bright, open-concept great room is the heart of the home, featuring vaulted ceilings and a stunning kitchen complete with crisp white cabinetry, quartz countertops, and a spacious eat-up island. The adjoining dining and living areas are anchored by a cozy feature fireplace and flow seamlessly out to a large private deck overlooking a serene, treed backyard. The spacious primary retreat offers a true escape, featuring a luxurious 5-piece ensuite with a steam shower, a generous walk-in closet, abundant storage, and direct access to the back deck. A second bedroom, 4-piece bathroom, convenient laundry room, and functional mudroom complete the main floor. Engineered hardwood flooring runs throughout the main level, adding warmth and continuity, with heated tiled floors in ensuite and basement. Designed with busy families in mind, this home offers exceptional storage throughout. The fully finished basement expands your living space with three additional bedrooms, a large rec room with a second feature fireplace, a wet bar, and even more storage. The third bedroom beside the family room was added after completion so wall is floating and can easily be removed. A double detached garage provides easy access to the mudroom off the kitchen for added convenience. **BONUS..** Metal lifetime roofing and entire main floor spray foamed with R-50 for warmth and no leaks. Ideally located close to schools, amenities, major transportation routes, and North Glenmore Park, this home offers the perfect balance of comfort, style, and location. See supplements for additional features of this home