



GRASSROOTS
REALTY GROUP

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6428 Law Drive SW
Calgary, Alberta

MLS # A2202137



\$2,725,000

Division:	Lakeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,516 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hood Fan, Bar Fridge x2		

Nestled on a quiet street in the highly desirable community of Lakeview, just steps from the entrance of North Glenmore Park, this exceptional estate home by Serenity Custom Homes & Renovations is a true masterpiece. Boasting over 5,000 square feet of developed space, it sits on an expansive pie-shaped lot, offering one of the largest yards in the community. With 3,500 square feet above grade, this stunning residence features five bedrooms, five bathrooms, and a triple-car garage. Designed with meticulous attention to detail, the home is loaded with premium upgrades, including natural limestone exterior accents, lux triple-glazed windows, Legacy Kitchen Cabinetry, quartz countertops throughout, upgraded Kohler plumbing fixtures, a steam shower, central air conditioning, white oak hardwood flooring on the main and upper levels, in-slab heated flooring in the basement, central vacuum system, a water softener, irrigation system, and in ceiling speakers. The main floor impresses with its spacious layout and grand foyer, open to the second level, creating a breathtaking entrance. A formal dining room, casual eating nook, and private office provide both elegance and functionality, while the open-concept living room features a stunning 42" Marquis gas fireplace. The chef-inspired kitchen includes a large walk-in pantry connected to a butler's pantry, offering exceptional storage and prep space. A well-designed mudroom with a storage closet adds further convenience. The upper level is equally remarkable, with three generously sized bedrooms, each with a private en-suite featuring in-floor heating. A spacious bonus room and centrally located laundry room enhance the home's practicality. The primary suite is a true retreat, featuring soaring lofted ceilings, a massive walk-in closet, and a spa-like en-suite designed for ultimate relaxation.

The fully developed lower level offers two additional bedrooms, a full bathroom, a spacious gym, and a media area complete with a wet bar and recreation space, making it the perfect setting for entertainment and leisure. The triple-car garage is fully drywalled and insulated, featuring a painted floor, level 4 finished ceiling, and a gas rough-in for a heater if desired. The property will be fully landscaped, and the expansive deck includes a gas rough-in for a fire table, ideal for outdoor gatherings. This custom-built luxury home is nearing completion, with occupancy scheduled for mid-March 2025. Offering an unrivaled combination of sophistication, functionality, and superior craftsmanship, this extraordinary residence presents a rare opportunity to own a premier estate in one of Calgary's most sought-after neighborhoods.