



**GRASSROOTS**  
REALTY GROUP

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**6031 Lacombe Way SW**  
**Calgary, Alberta**

**MLS # A2202743**



**\$764,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Lakeview                         |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 1,157 sq.ft.                     | <b>Age:</b>   | 1961 (64 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Driveway |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, Level           |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Sump Pump(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to sought after Lakeview! Perfect for the active family or investor. This home is situated on a large lot, South facing backyard with double detached garage has what you need for all your outdoor activities. Plenty of natural light floods within this 4 bedroom, 3 full bathroom home. Main floor has a large living room, kitchen has newer fridge and dishwasher, plenty of cabinet space, raised eating bar & corner pantry, 4pc bathroom and 3 good size bedrooms. The primary bedroom offers a walk-in closet and 4pc en-suite bathroom. Fully developed basement has ample space for a family room, 4th bedroom, den area, storage area / utility / laundry and third 4pc bathroom. Additional front driveway and plenty of street parking. Coveted Lakeview is well connected with numerous amenities including, Lakeview plaza, dining, schools, North Glenmore park, biking paths, near by transit, and direct access to Glenmore / Crowchild Trail for quick convenient commutes.