



GRASSROOTS
REALTY GROUP

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6020 Lacombe Way SW
Calgary, Alberta

MLS # A2225559



\$949,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Lakeview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,039 sq.ft. | Age: | 1962 (63 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Heated Garage, Parking Pad, RV Access/Parking | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping | | |

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|--------------------|--|-------------------|------|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Stone, Tile, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Wet Bar, Wired for Sound | | |
| Inclusions: | Hot Tub, Race Simulator, Shed, BBQ, Outdoor Patio Furniture, Garage Audio System. See Remarks. | | |

Step past the tree-lined serenity of Lakeview's most beloved streetscape and into a home where timeless architecture meets modern reinvention. Nestled on a rare 8,352.79 sq ft lot — with 67 feet of street presence and 140 feet of curated depth — this fully transformed bungalow is a quiet triumph of design, detail, and function. Every surface, system, and sightline has been thoughtfully refined across two years of meticulous renovations. In 2022, the transformation began: new air conditioning, a high-efficiency furnace, humidifier, tankless water heater, and complete repiping brought unseen comfort. All taps were replaced. Paint in vogue tones coats both interior and exterior walls, with lighting — including designer pot lights — adding a sculptural layer of warmth. New wood accents, curated hardware, and spa-quality bathrooms elevate the interiors, while a reimagined front landscape, new fencing, and a charming pergola create a sophisticated welcome. By 2023, attention turned outward. The garage was entirely rebuilt — reengineered with 2x6 framing, insulated walls, new lighting, concrete, double doors, soffits, fascia, and a built-in stereo system, plus a dedicated furnace and power for the rear gate. The backyard, now a secluded sanctuary, features new concrete paths, lush artificial turf (\$30,000 value), structured plantings, and two icons of leisure: a hot tub (\$10,000), a racing simulator (\$15,000) and a private golf practice net (\$4,000) — perfectly suited for entertaining under starlit skies. Inside, this 4-bedroom, 2-bathroom residence flows seamlessly from a luminous open-concept main floor to a fully finished lower level — ideal for guests. Located mere moments from North Glenmore Park and Mount Royal University, and only 10 minutes from Calgary's urban core, this home is more than a

property — it is a lifestyle canvas. A place where form meets function, and every upgrade tells a story of care, vision, and extraordinary taste.