



GRASSROOTS
REALTY GROUP

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6127 Longmoor Way SW
Calgary, Alberta

MLS # A2234063



\$999,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,145 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Built-in Features, Granite Counters, Kitchen Island, Track Lighting		

Inclusions: Garage Door Control(s), Light Fixtures

Come see this beautifully renovated and upgraded bi-level in the highly sought-after community of Lakeview! Located on a quiet, tree-lined street, this home offers 4 bedrooms (3 up, 1 down) and 3 full bathrooms. Fantastic curb appeal with stone and stucco exterior, sculpted flower beds, and oversized triple-pane windows. The vaulted front entry leads to site-finished oak hardwood floors, wood stairs with modern black railings, and glass inserts. The bright and open main floor features a spacious living room with custom built-ins and a gas fireplace, plus a chef-inspired kitchen with white quartz counters, large island with cooktop, wall oven, microwave, and a pantry with pull-out drawers. The dining area opens to a large deck, perfect for entertaining. The primary bedroom offers a private ensuite and custom built-in wardrobes and walk-in closet for added storage and function. Two more bedrooms and a full main bath complete the upper floor. The fully finished basement includes a large family room with flexible spaces for a gym, office, or media area, an oversized 4th bedroom, and another full bath. Enjoy summer in the private, fenced backyard with gardens, a composite deck, and a double detached garage. Major mechanical updates include a new high-efficiency furnace, A/C, hot water tank, plus upgraded electrical and plumbing. Walking distance to schools, parks, Weaselhead trails, Glenmore Reservoir, shopping, and transit. This is the one you've been waiting for — book your showing today! Beautifully renovated 4 bed, 3 bath bi-level in Lakeview! Quiet tree-lined street with stunning curb appeal — stone & stucco, triple-pane windows, and landscaped yard. Vaulted entry, site-finished hardwood, and custom railings. Bright living room with built-ins and gas fireplace. Chef's kitchen features quartz counters, island

cooktop, wall oven, and pantry with pull-outs. Dining opens to large deck. Primary bedroom offers a private ensuite and custom built-ins. Fully finished basement with huge rec room, 4th bedroom, and full bath. New furnace, A/C, HWT, electrical & plumbing. Private yard, gardens, composite deck, and double garage. Walk to parks, schools & Weaselhead!