



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6515 Longmoor Way SW
Calgary, Alberta

MLS # A2294630



\$2,650,000

Division:	Lakeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,409 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	NA		

This exceptional luxury home offers a rare opportunity to own a residence in the highly sought-after community of Lakeview. Every detail has been thoughtfully curated—from the impressive grand foyer to the elevated finishes carried throughout more than 5,000 sq. ft. of developed living space. The main level is designed with both everyday living and entertaining in mind, featuring an open-concept layout that creates seamless flow between the principal rooms. Rich hardwood floors, flat-painted and detailed tray and vaulted ceilings, glass and metal doors, and built-in speakers with eight audio zones all contribute to the home’s refined, modern feel. The spacious living room connects effortlessly to the formal dining area and a beautifully appointed chef’s kitchen, creating an ideal setting for everything from intimate family evenings to large-scale entertaining. At the heart of the home, the kitchen is a true showpiece, complete with a premium JennAir appliance package, custom cabinetry, a large 10-foot island with storage, reverse osmosis water filtration, and a built-in wine display. A generously sized butler’s pantry adds even more functional storage and prep space, making the home as practical as it is elegant. Upstairs, the primary suite is a private retreat, highlighted by vaulted ceilings, a coffee station, and its own balcony. The spa-inspired ensuite is designed for relaxation, featuring an oversized steam shower and a deep soaker tub. Two additional upstairs bedrooms each include their own ensuite bathrooms, offering both comfort and privacy for family or guests. The fully finished basement expands the home’s versatility with an impressive collection of lifestyle spaces. Highlights include a striking wet bar with island seating, a large media and flex room, a dedicated gym, two additional bedrooms, a custom shower, and an extra washer and dryer.

set—perfect for guests, extended family, or multi-functional living. This home also embraces modern convenience through integrated smart home technology, allowing you to control lighting, temperature, security, and music directly from your smartphone. Comfort, efficiency, and long-term performance are central to the design, with features such as two high-efficiency furnaces, two air conditioning units, in-floor heating, extensive closed-cell spray foam insulation throughout the entire home including the basement, upgraded one-touch dimmer switches, solid core doors, and a built-in security system with cameras. The oversized heated double garage offers ample room for vehicles and additional storage, and is complete with an electric vehicle charging station. Set on a quiet street near North Glenmore Park, this location offers an outstanding balance of tranquility and convenience. Surrounded by the natural beauty of the Glenmore Reservoir and Lakeview Golf Course, the home is also just a short commute to downtown Calgary, with easy access to the mountains, excellent schools, parks, shopping, the Lakeview off-leash area,