



GRASSROOTS
REALTY GROUP

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6031 Lacombe Way SW
Calgary, Alberta

MLS # A2318640



\$650,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,157 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

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 & cornerpantry, 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.