



GRASSROOTS
REALTY GROUP

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6403 Larkspur Way SW
Calgary, Alberta

MLS # A2328161



\$859,900

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,864 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Cabinetry in Living Room

Welcome to the highly desirable neighborhood of North Glenmore Park!! This very spacious home/location will definitely appeal to a buyer that will gladly take on a renovation project...or has the desire to build their dream home in a premier Calgary locale. There are recent gorgeous new builds just down the street!! This home essentially presents a blank palette to the discerning buyer/builder! The home has some wonderful features...such as 10ft 2in vaulted ceiling on main floor, a wonderful 560 sqft upper addition that can serve as an incredible primary bedroom...a spacious bonus room...or even an upper office/work area! It currently has a 2 piece bathroom and sink (outside the bathroom) as well. There are 3 bedrooms on main level (one with a two piece ensuite)...also a four piece main bathroom...an L-shaped living room/dining room, and kitchen area. The fully developed basement has a woodburning fireplace with log lite, its own wet bar, three piece bathroom, a huge furnace/utility room and another unfinished room that served as a wine making area at one point in time. In addition to front driveway parking for two vehicles...the double attached front garage is quite spacious too! Enjoy the sunny west facing backyard which is very private...and beautiful. There are plenty of flowers and trees...plus a 25 ft 6in by 17ft covered patio! The yard backs onto a convenient back alley...which also lends itself to enhanced spaciousness amongst the neighbors. The roof shingles were replaced in approximately 2019...and new hot water tank in approximately 2022. Consider moving to the highly sought-after community of North Glenmore Park and enjoy the proximity of Weaselhead Natural Environmental Area, parks, pathways, the conveniently nearby Lakeview Plaza Mall, and schools! Also... downtown, Chinook Mall and Rockyview Hospital are very quick

commutes. Come take a look at this rare opportunity. It may be just what you've been searching for!