



GRASSROOTS
REALTY GROUP

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6511 Law Drive SW
Calgary, Alberta

MLS # A2331460



\$2,849,900

Division:	Lakeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,720 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

A rare pre-sale opportunity on a desirable corner lot in Lakeview, offering a west-facing backyard, triple tandem attached garage, total of five bedrooms and the exciting opportunity to personalize select interior finishes. This architectural showpiece will offer approximately 3,730 sq. ft. above grade plus a fully developed 1,387 sq. ft. lower level, providing more than 5,100 sq. ft. of beautifully designed living space. The main floor welcomes you with a grand foyer and an elegant open-concept layout created for both everyday living and sophisticated entertaining. The formal dining area flows seamlessly into the expansive living room and designer kitchen, where custom cabinetry, premium appliances, an oversized island and carefully selected stone surfaces create an impressive culinary centrepiece. A fully equipped butler's pantry provides additional preparation and storage space, while the spacious mudroom offers convenient access to the attached garage. Thoughtfully constructed by Arkadian Homes, a prominent builder in the area known for quality craftsmanship and attention to detail, the residence balances refined design with everyday functionality. Upstairs, the luxurious primary suite serves as a private retreat with a generous walk-in closet and spa-inspired ensuite. The additional bedrooms are equally well considered, including a convenient Jack-and-Jill bathroom arrangement, while the upper-level laundry adds everyday practicality. The fully developed lower level extends the home's living and entertaining space with a large recreation room, wet bar, dedicated gym, fifth bedroom and full bathroom—ideal for guests, older children or extended family. With its commanding corner-lot presence, large windows, sunny west backyard, substantial floor plan and opportunity to select finishes during the pre-construction stage, this

exceptional residence presents a rare opportunity to create a personalized luxury. Located near the Glenmore Reservoir, North Glenmore Park, and Weaselhead Flats with endless walking and cycling pathways. Enjoy quick access to downtown, top rated schools, nearby golf courses, and a vibrant community atmosphere with parks, recreation, and local amenities just minutes away. Buyers will have the opportunity to work with the builder and customize select finishes. Call today to book your private tour.