



GRASSROOTS
REALTY GROUP

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**6407 Lombardy Crescent SW
Calgary, Alberta**

MLS # A2332874



\$999,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,168 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), See Remarks, Soaking Tub, Storage, Vinyl Windows		

Inclusions: N/A

Nestled in the sought-after community of North Glenmore Park, on the desirable Lakeview side of Glenmore Trail, this beautifully maintained 4-level split is perfectly positioned in one of Calgary's hidden gems. Just moments from Earl Grey Golf Club, the Glenmore Reservoir, scenic pathways, parks, and excellent schools, this is a location that truly offers the best of city living and outdoor recreation. Offering over 2,450 sq. ft. of developed living space, this inviting home features 4 bedrooms, 2 bathrooms, and a wonderful blend of timeless mid-century character with thoughtful modern updates. Mature trees, including a graceful weeping birch and towering spruce, frame the property, while interlocking paving stones create welcoming curb appeal. Inside, you'll find gleaming site-finished hardwood floors throughout the main living areas, a spacious living room anchored by a cozy corner gas fireplace and large bay window, and a bright dining area with west-facing patio doors leading to the backyard. The updated kitchen is both beautiful and functional, featuring granite countertops, ceiling-height custom cabinetry, stainless steel appliances, a gas double-oven range, abundant pot drawers, and plenty of workspace for family meals or entertaining. Upstairs are three generous bedrooms and an updated main bathroom, while the walkout third level offers incredible flexibility with a comfortable family room, fourth bedroom, 3-piece bathroom, and a spacious mudroom with direct access to the heated double detached garage and backyard. Step outside to a private west-facing backyard designed for both entertaining and everyday enjoyment. Relax on the upper deck beneath the motorized two-stage awning, gather on the lower patio, or enjoy the mature perennial gardens, grassy play area, BBQ space, and storage shed. The finished fourth level adds even more versatility

with a large flex area ideal for a home gym, hobby room, or office, extensive built-in storage, laundry, utility space, and a convenient crawl space for seasonal items. With shopping, restaurants, medical services, Lakeview Golf Course, canoe and rowing clubs, and the endless parks and pathways surrounding the Glenmore Reservoir all nearby, this exceptional home offers a lifestyle as impressive as its location.