



GRASSROOTS
REALTY GROUP

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6123 Lacombe Way SW
Calgary, Alberta

MLS # A2343732



\$1,799,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,562 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Mixed, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Chandelier, Double Vanity, Open Floorplan, Primary Downstairs		

Inclusions: N/A

Nestled in the heart of Lakeview, one of Calgary's most coveted inner city communities, this beautifully rebuilt 4 bedroom, 3 bathroom bungalow sits on a generous 5,775 sq ft lot surrounded by mature trees and quiet, tree lined streets. The home incorporates the original foundation into an all new structure above, blending stucco, metal siding and stone veneer into a striking, contemporary facade. Inside, engineered hardwood carries through the main level and down into a fully finished lower level, where two additional bedrooms complete a thoughtful four bedroom layout. The kitchen is a true centrepiece, finished with Taj Mahal Quartzite counters and a premium Thermador appliance package built for everyday living and entertaining alike, while the living room's stone surround gas fireplace sets a warm, welcoming tone for the whole home. Step outside to a large deck overlooking a fully landscaped yard, the perfect spot to enjoy long Calgary evenings. Lakeview's appeal lies in its rare combination of established, tree canopied streets and unmatched access to the outdoors, just steps from North Glenmore Park, the Glenmore Reservoir, and the pathway system winding along the water, with Earl Grey Golf Club, top rated schools and everyday amenities all close by. Minutes from downtown yet a world away in feel, this is Lakeview living at its finest. *This home is under construction. Estimated completion is December 1, 2026. All current photos are renderings. Measurements are builder's measurements. RMS measurements will be added shortly, as construction progress allows.