

# \$775,000 - 6003 Lacombe Way Sw, Calgary

MLS® #A2184346

**\$775,000**

3 Bedroom, 2.00 Bathroom, 1,289 sqft  
Single Family on 0.14 Acres

Lakeview, Calgary, Alberta

This stunning Lakeview bungalow sits on a spacious corner lot with 79 feet of frontage and 6265 total square feet. The main floor features a bright and airy living room flooded with light from the large bay window, and from the adjacent double glass patio doors leading from the kitchen and large dining room out to the wrap around deck and bbq area. This home with its gleaming hardwood floors has the perfect layout for entertaining, flowing effortlessly from the inviting living room with a large gas fireplace, into the spacious dining room. The kitchen boasts high end cabinetry, gorgeous granite counter tops, a large island, and plenty of storage. Down the hall you'll find two of the home's three bedrooms. The primary is generously sized, featuring a 5 piece ensuite with a double vanity, jetted tub, and elegant finishes. The second bedroom also offers plenty of space, and a large closet. A second 4 piece bathroom completes the main level. The finished lower level has a separate entrance, allowing for a potential suite, (subject to approvals and permitting from the city of Calgary). There is an extremely large family room, ideal for movie nights, and with ample room for a pool table or home gym. This level features the home's third bedroom, as well as a den. The bedroom is bright and spacious with vinyl plank flooring, and plenty of natural light through a large window. The unfinished laundry room provides additional storage, and plenty of room for potential customization. The property has an expansive



yard and a large wrap around deck. This beautiful home, located in a coveted neighbourhood on a generously sized corner lot, offers exceptional value. It has potential for development or for a suite conversion. It is also an amazing opportunity for a family to just move in and start making memories. Call to book your private viewing. (id:6289)

Built in 1961

**Essential Information**

Listing #	A2184346
Price	\$775,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,289
Acres	0.14
Year Built	1961
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	6003 Lacombe Way Sw
Subdivision	Lakeview
City	Calgary
Province	Alberta
Postal Code	T3E5T4

**Amenities**

Amenities	Park, Schools
Parking Spaces	1
Parking	Carport
# of Garages	1

**Interior**

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Washer & Dryer
Heating	Natural gas Forced air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

## Exterior

Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office Engel & Völkers Calgary



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