

# \$799,000 - 6031 Lacombe Way Sw, Calgary

MLS® #A2202743

**\$799,000**

4 Bedroom, 3.00 Bathroom, 1,157 sqft

Residential on 0.15 Acres

Lakeview, Calgary, Alberta

Welcome to sought after Lakeview! Perfect for the active family or investor. This home is situated on a large lot, South facing backyard with double detached garage has what you need for all your outdoor activities. Plenty of natural light floods within this 4 bedroom, 3 full bathroom home. Main floor has a large living room, kitchen has newer fridge and dishwasher, plenty of cabinet space, raised eating bar & corner pantry, 4pc bathroom and 3 good size bedrooms. The primary bedroom offers a walk-in closet and 4pc en-suite bathroom. Fully developed basement has ample space for a family room, 4th bedroom, den area, storage area / utility / laundry and third 4pc bathroom. Additional front driveway and plenty of street parking.

Coveted Lakeview is well connected with numerous amenities including, Lakeview plaza, dining, schools, North Glenmore park, biking paths, near by transit, and direct access to Glenmore / Crowchild Trail for quick convenient commutes.

Built in 1961

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2202743  |
| Price      | \$799,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Square Footage | 1,157       |
| Acres          | 0.15        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6031 Lacombe Way Sw |
| Subdivision | Lakeview            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 5T4             |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Driveway, Double Garage Detached |
| # of Garages   | 2                                |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Sump Pump(s)                                                             |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard, Fire Pit           |
| Lot Description   | Back Yard, Lawn, Level           |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 16th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 20   |
| Zoning         | R-CG |

## **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|

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