

# \$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	11
Zoning	R-CG

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.