

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

MLS® #A2184346

**\$775,000**

3 Bedroom, 2.00 Bathroom, 1,289 sqft

Residential 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.

Built in 1961

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2184346    |
| Price          | \$775,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,289       |
| Acres          | 0.14        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 6003 Lacombe Way Sw |
| Subdivision | Lakeview            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 5T4             |

**Amenities**

|                |                  |
|----------------|------------------|
| Parking Spaces | 1                |
| Parking        | Attached Carport |

**Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, Kitchen Island, Storage, Central |
|-------------------|-------------------------------------------------------------------|

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
|                 | Vacuum, Jetted Tub, Separate Entrance                        |
| Appliances      | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Gas Stove |
| Heating         | Forced Air, Natural Gas                                      |
| Cooling         | None                                                         |
| Fireplace       | Yes                                                          |
| # of Fireplaces | 1                                                            |
| Fireplaces      | Gas, Living Room                                             |
| Has Basement    | Yes                                                          |
| Basement        | Full                                                         |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Lot Description   | Corner Lot       |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame       |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 37                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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