

6020 Lacombe Way SW  
Calgary, Alberta

MLS # A2225559

\$988,000

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Lakeview   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | Bungalow   |        |                   |
| Size:     | 1,039 sq.ft.   | Age:   | 1962 (63 yrs old) |
| Beds:     | 4  | Baths: | 2                 |
| Garage:   | Double Garage Detached, Heated Garage, Parking Pad, RV Access/Parking  |        |                   |
| Lot Size: | 0.19 Acre  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap |        |                   |

|             |  |            |      |
|-------------|--|------------|------|
| Heating:    | Fireplace(s), Forced Air   | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Stone, Tile, Wood  | Sewer:     | -    |
| Roof:       | Asphalt Shingle  | Condo Fee: | -    |
| Basement:   | Finished, Full   | LLD:       | -    |
| Exterior:   | Stone, Stucco  | Zoning:    | R-CG |
| Foundation: | Poured Concrete  | Utilities: | -    |
| Features:   | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Wet Bar, Wired for Sound |            |      |
| Inclusions: | Hot Tub, Race Simulator, Shed, BBQ, Outdoor Patio Furniture, Garage Audio System. See Remarks.   |            |      |

Step past the tree-lined serenity of Lakeview's most beloved streetscape and into a home where timeless architecture meets modern reinvention. Nestled on a rare 8,352.79 sq ft lot — with 67 feet of street presence and 140 feet of curated depth — this fully transformed bungalow is a quiet triumph of design, detail, and function. Every surface, system, and sightline has been thoughtfully refined across two years of meticulous renovations. In 2022, the transformation began: new air conditioning, a high-efficiency furnace, humidifier, tankless water heater, and complete repiping brought unseen comfort. All taps were replaced. Paint in vogue tones coats both interior and exterior walls, with lighting — including designer pot lights — adding a sculptural layer of warmth. New wood accents, curated hardware, and spa-quality bathrooms elevate the interiors, while a reimagined front landscape, new fencing, and a charming pergola create a sophisticated welcome. By 2023, attention turned outward. The garage was entirely rebuilt — reengineered with 2x6 framing, insulated walls, new lighting, concrete, double doors, soffits, fascia, and a built-in stereo system, plus a dedicated furnace and power for the rear gate. The backyard, now a secluded sanctuary, features new concrete paths, lush artificial turn (\$30,000 value), structured plantings, and two icons of leisure: a hot tub (\$10,000), a racing simulator (\$15,000) and a private golf practice net (\$4,000) — perfectly suited for entertaining under starlit skies. Inside, this 4-bedroom, 2-bathroom residence flows seamlessly from a luminous open-concept main floor to a fully finished lower level with an elegantly styled illegal suite — ideal for guests or multigenerational living. Located mere moments from North Glenmore Park and Mount Royal University, and only 10 minutes

from Calgary’s urban core, this home is more than a property — it is a lifestyle canvas. A place where form meets function, and every upgrade tells a story of care, vision, and extraordinary taste.