



## 6706 Larch Court Calgary Alberta

\$1,300,000

Situated in the esteemed Lakeview Village, this expansive pie-shaped lot boasts over 15,500 square feet, making it one of the largest in the area. Nestled within a serene cul-de-sac and adorned with lush trees, the property offers a tranquil ambiance and direct access to the off-leash dog park. Ideal for either a discerning family envisioning their dream home or an astute investor/builder seeking a promising development opportunity, this sought-after property comes with approved plans and an active development permit from the City of Calgary. The plans entail the construction of a spacious 4090-square-foot, two-story residence complete with a four-car attached garage. For added convenience, all pertinent plans and permits will be seamlessly transferred to the buyer, enabling immediate commencement of construction. Presently, the existing structure on the premises has had its second floor removed, and the property is being sold in its current condition, predominantly for its land value. However, the expansive nature of the lot presents endless possibilities for customization and development. Enveloped by scenic walking paths that weave throughout the Village and lead to notable destinations such as North Glenmore Park, Weaselhead Park, and the picturesque Glenmore Reservoir, this property epitomizes a lifestyle of leisure and outdoor recreation. Lakeview is renowned for its exceptional schools, with convenient proximity to Weaselhead and the Glenmore Reservoir. Moreover, Lakeview boasts an array of amenities, including the esteemed Calgary Rowing Club, Calgary Canoe Club, Lakeview Shopping Centre, Earl Grey Golf Club, and the Grey Eagle Event Center Hotel & Casino. Its strategic location offers swift access to downtown Calgary within 10 minutes, as well as nearby educational institutions such as Mount Royal University, Masters Academy, Clearwater Academy, and The Ca...

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