



6614 37 Street Calgary Alberta

\$574,900

This charming and well-maintained 3-bedroom, 1.5-bathroom home in the highly sought-after community of Lakeview offers the perfect blend of comfort, convenience, and outdoor accessibility. The inviting main level features an open-concept layout with warm hardwood floors, vaulted ceilings, and a cozy wood-burning fireplace in the living room. Large windows frame stunning views of the Elbow Valley while filling the space with natural light. The bright, functional kitchen is a chef's dream, complete with white cabinetry, stainless steel appliances, a walk-in pantry, and plenty of counter space. The adjacent dining area, finished with elegant wainscoting, is perfect for hosting family and friends. Upstairs, you'll find three generously sized bedrooms and a full bath. The home's well-thought-out 4-level split design provides additional storage and future development potential in the unfinished basement. Recent updates include a new hot water tank (Aug 2018), new garage door (Dec 2017), house roof replacement (2013) and garage roof reshingle (2019). The beautifully landscaped backyard is a great space to entertain, featuring a deck and garden boxes ready for your personal touch. A detached single garage and an additional large parking space provide plenty of room for your vehicle, an RV or extra toys!! Outdoor enthusiasts will love the Off-Leash dog park, the bike paths just steps away, leading to North Glenmore Park, the Glenmore Reservoir trail system, and Weaselhead Flats. With quick access to Glenmore Trail, the Ring Road, top-rated schools, and nearby amenities, this home offers the best of Lakeview living. Don't miss your opportunity to own a piece of this incredible community! (id:6769)

Foyer 15.58 Ft x 14.25 Ft

Primary Bedroom 13.67 Ft x 10.83 Ft

Bedroom 12.00 Ft x 8.67 Ft

Bedroom 9.92 Ft x 8.50 Ft

4pc Bathroom 7.50 Ft x 7.33 Ft

Laundry room 13.58 Ft x 15.42 Ft

Kitchen 15.00 Ft x 14.58 Ft

Dining room 14.58 Ft x 7.92 Ft

Foyer 6.42 Ft x 6.42 Ft

2pc Bathroom 4.58 Ft x 4.42 Ft

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca