



## 6701 Laird Court Calgary Alberta

\$1,385,000

OPEN HOUSE SATURDAY JANUARY 31ST 12-2 PM. In Lakeview's Village, a neighbourhood known for its strong sense of community and established character, this home is defined by thoughtful updates and considered design. Set on a generous lot surrounded by mature greenery, the home offers a quiet, confident presence from the moment you arrive. Updated windows and refreshed exterior siding create a crisp first impression that feels both current and timeless. Inside, the main floor was renovated in the mid-2000s with an eye toward flow and function. Living, dining, and kitchen spaces connect naturally while remaining well defined, allowing light to move easily throughout the day. The result is a layout that feels composed and practical, equally suited to everyday routines and relaxed gatherings. A dedicated main-level office provides a calm, purposeful workspace, ideal for focused mornings, reading, or working from home. Upstairs, four bedrooms offer flexibility for growing families, guests, or creative use, rooms that adapt easily as life changes. It's a floor plan that simply makes sense: generous without excess, comfortable without compromise. The fully finished basement expands the home's livable footprint with a generous recreation space - ideal for movie nights, games, or relaxed evenings in, along with a 2-piece bath and dedicated storage for the practical details of everyday life. The oversized backyard becomes an extension of the living space. There's room to garden, host summer dinners, or let kids and pets roam freely. And then there's the setting. Lakeview is beloved for the way it balances city access with nature. Minutes from North Glenmore Park, the Glenmore Reservoir pathways, and Weaselhead Flats, weekends naturally fill with walking, cycling, paddling, and time outside. Schools are close, neighbours know one another, and daily errands remain easy. Downto...

Family room 21.75 Ft x 12.33 Ft

Other 10.00 Ft x 7.42 Ft

Storage 20.17 Ft x 10.50 Ft

Laundry room 13.17 Ft x 9.75 Ft

2pc Bathroom 7.00 Ft x 4.67 Ft

Furnace 13.58 Ft x 12.00 Ft

Foyer 7.58 Ft x 6.42 Ft

Other 5.33 Ft x 4.75 Ft

Den 10.00 Ft x 8.00 Ft

2pc Bathroom 5.33 Ft x 4.00 Ft

Primary Bedroom 15.58 Ft x 14.67 Ft

Other 10.17 Ft x 6.00 Ft

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Listing Presented By:



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CIR Realty

<http://www.kelseyjones.ca/>

### RE/MAX Realty Professionals

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Living room 22.08 Ft x 12.92 Ft

Family room 16.42 Ft x 10.92 Ft

Kitchen 19.17 Ft x 12.17 Ft

Dining room 10.92 Ft x 10.83 Ft

4pc Bathroom 10.17 Ft x 4.92 Ft

Bedroom 10.33 Ft x 10.17 Ft

Bedroom 12.92 Ft x 11.50 Ft