



## 6718 Larch Court Calgary Alberta

\$1,290,000

FIRST TIME TO MARKET. Located on a quiet cul-de-sac, this immaculately maintained two storey over 2000 sq ft one owner home in the heart of Lakeview village, one of Calgary's most exclusive inner city neighbourhoods, sits on an over 70ft x128ft lot. This is a rare opportunity to purchase in the exclusive enclave of Lakeview Village. Private and backing onto a pathway, this 4 bedroom up custom built one owner home with double attached garage has an excellent layout offering exceptional potential for renovation. Flooded with natural sunlight throughout the day, the expansive living room with fireplace opens to the large dining area overlooking the massive backyard. The large kitchen opens to the breakfast area and sunken family room. The discreet powder room and laundry is located at the back of the house near the mudroom entry to the backyard. The sizeable primary bedroom with ensuite overlooks the backyard, and 3 additional good-sized bedrooms and an additional bathroom completes the upstairs. The lower level offers a large rec room, flex room, and huge storage area. Lakeview is known for its excellent schools and proximity to phenomenal outdoor amenities including Weaselhead Flats, a 237 hectares Natural Environment Park, Glenmore Reservoir, with the Calgary Rowing and Canoe Clubs, The Earl Grey Golf Club just a few blocks away, and Grey Eagle Event Centre, Mount Royal University, and several prestigious schools all within a few minutes drive. (id:6769)

Den 13.92 Ft x 8.00 Ft

Recreational, Games room 13.92 Ft x 22.83 Ft

Furnace 6.58 Ft x 8.58 Ft

Workshop 14.08 Ft x 8.42 Ft

2pc Bathroom 6.17 Ft x 5.00 Ft

Breakfast 9.08 Ft x 12.67 Ft

Dining room 10.75 Ft x 13.17 Ft

Family room 13.50 Ft x 15.50 Ft

Kitchen 9.08 Ft x 12.75 Ft

Living room 14.25 Ft x 21.42 Ft

3pc Bathroom 4.08 Ft x 9.67 Ft

4pc Bathroom 6.58 Ft x 7.50 Ft

Bedroom 8.25 Ft x 13.92 Ft

Bedroom 13.50 Ft x 10.25 Ft

Bedroom 8.25 Ft x 13.50 Ft

Primary Bedroom 13.42 Ft x 13.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<https://www.karenfawcett.ca/>

**RE/MAX Realty Professionals**

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