

6312 Lacombe Way SW  
Calgary, Alberta

MLS # A2243585



# \$2,574,900

|                  |                                                                  |               |                  |
|------------------|------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Lakeview                                                         |               |                  |
| <b>Type:</b>     | Residential/House                                                |               |                  |
| <b>Style:</b>    | 2 Storey                                                         |               |                  |
| <b>Size:</b>     | 3,214 sq.ft.                                                     | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                                                                | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | 220 Volt Wiring, Alley Access, On Street, Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                                                        |               |                  |
| <b>Lot Feat:</b> | Back Lane, Dog Run Fenced In, Rectangular Lot                    |               |                  |

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|--------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air, Natural Gas, Steam                                                                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Up To Grade                                                                          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Cement Fiber Board, Wood Frame                                                                                              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Built-in Features, Chandelier, Double Vanity, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, See Remarks |                   |      |
| <b>Inclusions:</b> | n/a                                                                                                                                |                   |      |

Welcome to a modern farmhouse architectural gem in Calgary's prestigious Lakeview! Built by CraftHaven Homes with over 4700 sqft of total living space this residence is a masterclass in contemporary design, blending natural materials, bold geometric lines, and very functional layout. Located on one of lakeview most sought-after streets, this home stands as a statement of sophistication, surrounded by equally stunning infills that elevate the neighbourhood's already prestigious reputation. The exterior is an exquisite blend of stone, Hardie shingles, and expansive black-framed windows, creating a striking first impression. Inside, the open-concept main floor is designed to impress, offering soaring 10 ft ceilings and an abundance of natural light. The kitchen is a chef's dream, featuring a sleek quartz islands wrapped around with custom stone work, high-end JEN AIR built-in appliances, a gas range, custom panelled fridge and freezer and custom oak wood cabinetry. The butler's pantry with additional storage and counter space enhances both practicality and style, perfect for hosting or meal prep. The Designated office space with custom cabinets and a dining room flows seamlessly with the kitchen, creating an inviting and upscale space for family dinners or holiday events. The main huge living room hosts a stunning gas fireplace custom stone work and built in cabinets that serves as the centerpiece and tall windows for a lovely framing effect. The home's design thoughtfully incorporates indoor-outdoor living, with sliding doors leading to a landscaped backyard and a big patio space. A mudroom with big built-in storage cabinets and bench seating provides everyday convenience that leads to 3 car attached Garage, while a designer powder room rounds out the main floor. On the second level, the primary suite is nothing short of a personal

oasis with high vaulted ceilings , spa-inspired ensuite features heated floor ,a freestanding soaker tub, a glass-enclosed rain custom steam shower , and dual vanities with quartz countertops, connecting the ensuite to the spacious primary bedroom, which includes a custom huge walk-in closet . Another bedroom with ensuite bathroom with waterfall quartz vanity and walkin closet with modern finishes & third Bedroom with walk in closet . Upper floor also features Bonus Room with high vaulted ceiling and abundance of light through big windows around and a laundry room with custom cabinets complete and another full bathroom with dual vanity waterfall quartz this level. The fully developed basement provides additional living space, with a large rec room with a custom wet bar, and a dedicated home gym & 2 bedrooms with a walk-in closet and full bathroom ensures comfort and privacy for guests or extended family. This home is a perfect match for Lakeview lifestyle, offering proximity to the city's best amenities. This house is more than a home—it's a modern sanctuary that combines innovative design, luxurious finishes, and an unbeatable location