

6332 Lynch Crescent SW
Calgary, Alberta

MLS # A2244685



\$1,100,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,448 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Solar Tube(s), Tankless Hot Water

Inclusions: Solar Panels, Shed, Security System, TV Mounts

Welcome to this picture-perfect 4-bedroom, 2-bathroom bungalow tucked away on a quiet, tree-lined street and across from a small neighborhood park in the heart of Lakeview. From the moment you step onto the inviting front verandah—with its maintenance-free decking and through the gorgeous solid wood door—you’ll know this home has been loved and cared for. Inside, you are greeted by a spacious foyer and a bright living room, perfect for cozy evenings or hosting friends. Beautiful site-finished oak hardwood spans the entire main floor, enhancing the home’s warm, cohesive design. Head into the kitchen and dining area, and you’ll find the true heart of the home. The massive granite island is made for gathering, with plenty of prep space and seating. You’ll love the built-in fridge and freezer, gas cooktop, double wall ovens, and tons of custom cabinetry—plus a handy built-in desk for homework, meal planning, or working from home. The dining area overlooks the beautifully landscaped backyard—ideal for al fresco dinners or morning coffee on the patio. Mature trees, lush perennials, a cedar storage shed, and a fenced dog run complete this private outdoor retreat. Three generous main-floor bedrooms each include custom built-in closet organizers, eliminating the need for bulky furniture. The luxurious main bathroom offers a deep soaker tub and separate shower—your own spa-like escape at the end of the day. Downstairs, the finished basement offers tons of space, a large rec room, another full bathroom and bedroom, a dedicated laundry area, and loads of storage. Whether you need a family room, gym, office, or creative space—you’ve got the flexibility. The oversized, insulated double garage is heated and wired, making it an ideal workshop or hobby space. This home is loaded with smart,

energy-efficient upgrades: triple pain windows with built in blinds, a high-efficiency furnace (2016), tankless hot water system, Class 4 impact-resistant shingles (2023), and solar panels (2023) that can keep your power bills under \$400 a year. Located just steps from Glenmore Park, the Weaselhead trails, top-rated schools, shopping, and major routes like Glenmore and Stoney Trail, this home offers the perfect balance of tranquility, community, and convenience. Move-in ready, energy efficient, and beautifully updated—this is Lakeview living at its finest and is TRULY A MUST SEE!!