

**6701 Laird Court SW
Calgary, Alberta**

MLS # A2281673



\$1,385,000

Division:	Lakeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,287 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Private, Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Crown Molding, Kitchen Island, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Shed, Green House, Freezer (basement), Vacuflow and Attachments (as-is)

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. Downtown is a short drive away, yet the neighbourhood itself feels calm and grounded, a rare combination. It's the kind of place where people settle in. Where homes are cared for, streets feel familiar, and community quietly shapes everyday life. A well-composed home on a beautiful lot, in one of Calgary's most cherished pockets. This is Lakeview living at its most effortless and inviting.