

6407 Law Drive SW  
Calgary, Alberta

MLS # A2286432



# \$849,900

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, On Street, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, No Smoking Home		

**Inclusions:** Second Fridge, Shelves in Basement

Impeccably maintained 1,378 sq. ft. 5-bedroom (3+2) bungalow in desirable Lakeview &mdash; proudly offered first time in over 55 years! This lovingly cared-for home features a spacious L-shaped Living and Dining room with beautiful hardwood floors and French doors leading to an exceptional deck, perfect for entertaining. The updated white kitchen offers timeless appeal and everyday functionality. The main level includes a generous primary bedroom with walk-in closet and 2-piece ensuite, along with two additional bedrooms and a 4-piece bathroom. The fully developed basement offers a huge family room with cozy fireplace, two more bedrooms, and another 4-piece bathroom &mdash; an ideal setup for guests, teens or a growing family. Situated on a quiet street with a sunny south-facing backyard featuring Saskatoon and Haskap berry bushes. Additional highlights include a newer roof, eaves, fascia, hot water tank (Feb 2023), a 6,600 sq. ft. lot, and an oversized 24' x 24' insulated and heated detached garage. All of this just steps to Glenmore Park, walking and bike paths, top rated schools, shopping, transit and the Glenmore reservoir &mdash; an incredible opportunity in one of Calgary's most sought-after communities!