

\$949,900 - 6307 Larkspur Way Sw, Calgary

MLS® #A2119973

\$949,900

4 Bedroom, 3.00 Bathroom, 1,170 sqft
Residential on 0.13 Acres

North Glenmore Park, Calgary, Alberta

Welcome to 6307 Larkspur Way SW. Discover the epitome of contemporary living in this fully air-conditioned mid-century haven, nestled on a tranquil street with a private west-facing backyard. Embraced by one of the city's most esteemed neighborhoods, this residence exudes charm and timeless appeal. Upon entering, be captivated by the seamless open-concept layout, accentuated by bamboo flooring, vaulted ceilings, and abundant natural light streaming through skylights and expansive windows. The ambiance is further enhanced by the cozy cabin-esque fireplace and Hunter Douglas blinds. Step into the heart of the home that boasts a sleek and minimalist kitchen that includes a gas range, floating shelves, stainless steel appliances, PaperStone counters with a waterfall island, elegant marble tile backsplash, and a convenient sliding door pantry. Down the hall, you'll discover the substantial primary bedroom, complete with a modern 3-piece ensuite bathroom and a walk-through closet, easily convertible into an additional bedroom if desired. A well-appointed additional bedroom and full bathroom on the main level offer comfort and convenience for family and visitors. On the lower level, endless possibilities await in the expansive recreation room, ideal for cozy family movie nights. Enjoy the corner dry bar, complete with a fridge, or utilize the versatile flex space as a home office, games area, or gym. Indulge in the 3-piece bath featuring a steam shower, before



retiring to the spacious guest bedroom. Outside features an inviting outdoor dining space adorned with a new pergola and gas line for barbecue and fireplace, surrounded by a new exposed aggregate patio that includes a double car driveway. The insulated garage boasts brand-new epoxy chip coat flooring and a rolling door at the back, creating a seamless indoor/outdoor experience. With over 2,200 square feet of wonderfully designed living space, this home offers the perfect blend of luxury and functionality, allowing you to move in and savor the summer months effortlessly. Enjoy the convenience of walking distance to Lakeview Plaza amenities, Earl Grey Golf Course, North Glenmore Park, and Weaselhead Flats.

Built in 1961

Essential Information

MLS® #	A2119973
Price	\$949,900
Sold Price	\$959,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,170
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6307 Larkspur Way Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3E 5P9

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Built-in Features, Dry Bar, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Garden, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 16th, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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