

6508 LAW Drive, Calgary T3E 6A1

MLS®#: **A2196712** Area: **Lakeview** Listing Date: **02/27/25** List Price: **\$975,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1968**
Lot Information
 Lot Sz Ar: **6,372 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,793**
 Low Sqft:
 Ttl Sqft: **1,793**

DOM

1
Layout
 Beds: **4 (4)**
 Baths: **2.0 (1 2)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Few Trees**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s)**
 Int Feat: **Bar,Bookcases**
 Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Available,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`2" x 6`1"	Dining Room	Main	13`0" x 9`8"
Family Room	Main	11`8" x 19`7"	Kitchen	Main	12`5" x 11`2"
Living Room	Main	12`4" x 17`5"	2pc Ensuite bath	Second	5`2" x 7`5"
4pc Bathroom	Second	7`10" x 7`6"	Bedroom	Second	10`2" x 13`0"
Bedroom	Second	10`11" x 8`4"	Bedroom	Second	10`2" x 10`4"
Bedroom - Primary	Second	13`5" x 10`9"	Family Room	Basement	12`0" x 16`3"

Game Room

Basement

12`5" x 23`1"

Furnace/Utility Room
Legal/Tax/Financial

Basement

12`7" x 9`9"

Title:
Fee Simple
Legal Desc:

5665JK

Zoning:
R-CG

Remarks

Pub Rmks:

**** OPEN HOUSE Saturday March 1 from 2-4PM ** Here is the Hidden Gem you have been waiting for. Spectacular location just a block from Glenmore Park and Weaslehead pathways. On quiet Law Drive in the West end of Lakeview, is this rare 2 storey home, with 4 bedrooms up, an oversized Front Attached & Heated Garage that has over 2400 sq ft of living space on an OVERSIZED 60 x 110 foot lot. This spotless home has been meticulously maintained and offers may updates. Pulling up the tree lined street you will appreciate the classic inviting curb appeal. There is plenty of parking on the front pad leading to the attached garage with Real brick front. The traditional layout has a spacious west facing Living Room with loads of natural light, formal Dining Room to host family dinners and Kitchen and Family Room overlooking the backyard. The Kitchen offers plenty of storage and counter space with warm wood cabinets and updated appliances. There is a Mud Room with main Floor Laundry and access to the back yard. The attached garage is insulated and heated and accessible from the home, and offers a floor drain and side entrance. Bathrooms include 2.5 baths including a 4-piece main bath, 2-piece ensuite upstairs and 2-piece powder room on the main floor. With 4 rare bedrooms on the upper floor, it is perfect for the large family. You will have fun entertaining in the retro styled basement. The sunny east back yard is fully fenced, has alley access and offers a spacious Dura-Deck with glass railings. Also, future potential is great with the new MCG zoning, as this home can be expanded, rebuilt or multi-unit potential. Come see us today!**

Inclusions:
Property Listed By:

**window coverings, light fixtures, garage door remote control
RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











