



\$ 1,499,000.00

## 6708 LEGARE DRIVE SW CALGARY

<https://paulbrinton.com>

Welcome to this outstanding fully renovated home on a meticulously manicured professionally landscaped lot in desirable 'Lakeview Village'. In 2012 this home was upgraded to include a gourmet kitchen with builtin fridge, oven, warming drawer, gas cook top, custom hood fan, bar area with beverage fridge and an abundance of...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1159422

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 17:59:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 4

**Date added:** 11/19/21

**Two Piece Bath:** 2

**Lot size:** 9386 sq ft

**Year built:** 1965

**Parking:** Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Oversized

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Water Source:** Public

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Bar,Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home

**Total Parking:** 4

**Flooring:** Carpet,Ceramic Tile,Hardwood,Slate

**Fireplace Features:** Mixed

**Exterior Features:** Built-in Barbecue,Garden,Lighting

**District:** CAL Zone W

**Inclusions:** none

**Lot Features:** Back Yard,Lawn,Garden,Landscaped,Level,Underground Sprinklers,Treed



**Roof Type:** Asphalt Shingle

**Heating Type:** Forced Air,Natural Gas

**Sewer Septic:** Public Sewer

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** Laundry Room, Upper Level

**Zoning:** R-C1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 568.23

**Title Land:** Fee Simple

**Photo Count:** 50

**Rooms Above Grade:** 9

**Unit Exposure:** W

**Construction Materials:** Stucco,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 19.40M 63`8"

**Appliances:** Bar Fridge,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven-Built-In,Warming Drawer,Washer

**Living Area SF:** 2638.00

**Subdivision Name:** Lakeview

**Structure Type:** House

**Lot Size Acres:** 0.22

**Outbuildings:** Shed

**Restrictions:** None Known

