$2,100,000 - 6724 Larch Court Sw, Calgary

MLS® #A2215704

$2,100,000
4 Bedroom, 4.00 Bathroom, 2,355 sqft
Residential on 0.23 Acres

Lakeview, Calgary, Alberta

OH | Saturday & Sunday | May 3 & 4 | 2-4:30pm Nestled on a quiet cul-de-sac in the heart of desirable Lakeview Village, this fully updated family home on an over-sized 75â€™ x 143â€™ lot is a rare find. Offering 4 bedrooms, 4 bathrooms, 2991 total sqft with multiple living areas and a thoughtfully designed floor plan, this home has room for all your family needs.

As you enter, you are greeted by an inviting open floor plan that leads to a spacious great room with full height wood burning fireplace and an elegant dining room. A wall of windows provides views of the yard and access to the outdoor living spaces. Your sunny gourmet kitchen features high end Viking appliances, large centre island and fresh designer finishes. Off the great room you will find a home office with built-in desk, and a generously sized family room. The main floor bedroom with ensuite washroom is perfect for intergenerational families, teens or guests. Access the 2-car garage via the mud room and laundry area.

You will love the thoughtfully designed upper level with its primary bedroom suite that serves as a private retreat with, walk-through closet, and an en-suite bathroom with elegant shower and heated floor. There are two more generously sized sunny bedrooms with custom closet storage systems and a full washroom with dual sinks and soaker tub on the upper

level.

On the lower level your fully finished basement offers a large recreation room with wood burning fireplace and a fully equipped bar perfect for games night. The media room is built with sound deadening drywall, soundproofing insulation and vibration limiting drywall mounts, for an immersive movie experience or inspiring band practice.

Outside, the generous yards are irrigated and surrounded by mature trees. The fully fenced backyard is ideal for kids, pets, and outdoor entertaining on the back deck, private side patio, or sunny front patio.
Lakeview Village is known for its network of walking paths and pocket play parks, as well as direct access to North Glenmore Park, Weaselhead Flats, the Calgary Rowing and Canoe Clubs and the Earl Grey Golf Course.There are excellent schools nearby, from kindergarten to University. This location is also close to great shops and services in Lakeview Plaza and Chinook Mall. Easy access via Stoney, Glenmore, and Crowchild Trails make a quick commute to downtown, the airport or out of town to the mountains! An exceptional location for elevated family living.

Built in 1965

Essential Information

MLS® #	A2215704
Price	$2,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,355
Acres	0.23
Year Built	1965
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	6724 Larch Court Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6E8

Amenities

Parking Spaces	8
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, In Garage Electric Vehicle Charging Station(s), Oversized, Side By Side
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sauna, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Central, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas Starter, Living Room, Raised Hearth, Recreation Room, See Through, Stone, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Street Lighting, Treed, Underground Sprinklers

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Sotheby's International Realty Canada

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