\$1,750,000 - 6930 Leaside Drive Sw, Calgary

MLS® #A2226820

\$1,750,000

4 Bedroom, 3.00 Bathroom, 1,931 sqft Residential on 0.21 Acres

Lakeview, Calgary, Alberta

Located in prestigious Lakeview Village is this Rare 65 x 145 (9425 sq ft) foot lot with over 3000 sq ft of living space. This is one of the most desirable lots in the Village, as it sides & backs onto green space, on a peaceful tree lined street. The long brick front driveway can easily park 4 cars, plus two more inside the Attached oversized fully finished Double Garage with Epoxy flooring & an additional 2 separate storage rooms behind the garage, for your sports gear/toys. Entering through the Vaulted Foyer, you are greeted to this beautifully maintained Bi-Level home. Neutral dA©cor throughout and plenty of bright windows give this home plenty of natural light. The Spacious front Living Room leads to the formal Dining Room which overlooks the Beautifully Landscaped and irrigated backyard. In the updated Kitchen are ample Maple Cabinets, storage and counter space, and this kitchen also features Travertine backsplash, Oak Hardwood flooring and upgraded Stainless Appliances. Conveniently located main floor laundry room and gracious sized pantry complete this side of this Family Friendly home. The Main floor also has THREE generous-sized bedrooms and with a total of 3 Bathrooms, including a 4-piece Ensuite Bath, with a clawfoot tub, 5-piece Main Bath with double sinks, and a unique 3-piece Bath on the lower level, this home is well equipped for the growing family. The back of the home brings a special surprise with the Custom Family Room that boasts Cathedral







ceilings, corner brick-faced Gas Fireplace, Built-in Bookshelves, and access to the upper deck overlooking your Backyard Oasis. (this room could also double as a FOURTH main floor bedroom). Heading to the lower level, you will appreciate the open staircase leading to the bright Rec Room that showcases a SECOND stone-faced Gas Fireplace, Oversized Windows and an extra Family Room/Office & Storage Rooms. There is also a private Bedroom and Bathroom to complete the lower level. The private yard has an oversized Fence and is landscaped with perennial gardens and mature trees. And you can enjoy the sunny views in this park-like yard with green space surroundings. Other updates include a newer high efficiency Furnace and Hot Water Tank. With fantastic access to Schools, Shopping, Glenmore Reservoir & Pathways, and convenient location to access Downtown, Stoney Trail and the Mountains, you won't want to miss this opportunity!

Built in 1967

Essential Information

MLS® # A2226820 Price \$1,750,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,931

Acres 0.21

Year Built 1967

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

Community Information

Address 6930 Leaside Drive Sw

Subdivision Lakeview
City Calgary
County Calgary
Province Alberta
Postal Code T3E 6H5

Amenities

Utilities Cable Available, Electricity Connected, Garbage Collection, Natural Gas

Connected, Phone Available, Sewer Connected, Water Connected

Parking Spaces 6

Parking Double Garage Attached, Front Drive, Garage Faces Front, Interlocking

Driveway

of Garages 2

Interior

Interior Features Built-in Features, Double Vanity, French Door, High Ceilings, Pantry,

Beamed Ceilings, Bookcases, Laminate Counters, Soaking Tub, Track

Lighting

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Mantle, Basement, Brick Facing

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, City Lot, Few Trees, Lawn

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete, Wood

Additional Information

Date Listed June 18th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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