

# \$2,499,000 - 6312 Lacombe Way Sw, Calgary

MLS® #A2252811

**\$2,499,000**

5 Bedroom, 5.00 Bathroom, 3,214 sqft

Residential on 0.12 Acres

Lakeview, Calgary, Alberta

OPEN HOUSE SAT & SUN ,18 & 19 oct. 2025  
11.30 -4PM. Exquisite Modern Farmhouse in  
Lakeview

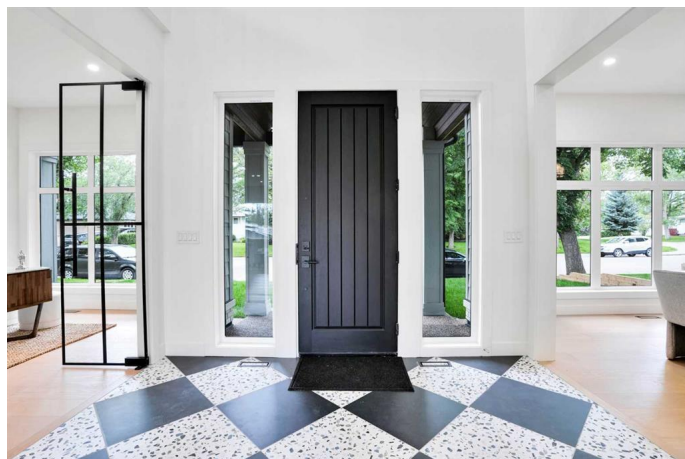
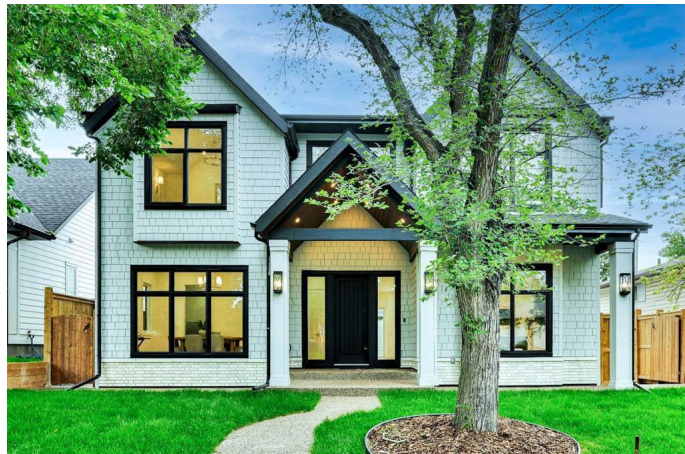
Welcome to a one-of-a-kind architectural masterpiece in the heart of Calgary's prestigious Lakeview. Built by Craft Haven Homes designed by Maxime chin, this stunning modern farmhouse offers over 4,700 sq. ft. of thoughtfully designed living space, blending natural materials, bold geometric lines, and an exceptionally functional layout. Perfectly situated on one of Lakeview's most sought-after streets, this residence stands proudly among upscale infills, elevating the neighborhood's prestige.

## Striking Exterior & Grand Entrance

The exterior showcases a sophisticated mix of natural stone, Hardie shingles, and expansive black-framed windows, creating a bold yet timeless first impression. Stepping inside, the open-concept main floor unfolds beneath 10-ft ceilings, where expansive windows flood the home with natural light, creating an airy and inviting atmosphere.

## Chef's Kitchen & Living Spaces

The chef-inspired kitchen is a dream, anchored by a massive quartz waterfall island wrapped in custom stonework. Outfitted with high-end JENNAIR built-in appliances, a gas



range, panelled fridge/freezer, and custom oak cabinetry, it is as functional as it is stunning. A spacious butler's pantry adds convenience and storage, ideal for entertaining. The dining area and custom-designed office flow seamlessly off the kitchen, while the expansive living room centers around a striking stone gas fireplace with built-ins and floor-to-ceiling windows.

### Indoor-Outdoor Connection

Perfectly designed for year-round living, sliding doors extend the living space outdoors to a landscaped backyard and large patio—ideal for gatherings, summer dining, or quiet evenings. A practical mudroom with custom built-ins and bench seating connects directly to the oversized 3-car attached garage, while a designer powder room completes the main level.

### Private Upper-Level Sanctuary

The upper floor is a luxurious retreat. The primary suite boasts vaulted ceilings, spa-inspired ensuite with heated floors, steam shower with rain feature, freestanding soaker tub, dual vanities, and an oversized walk-in closet with custom storage. Two additional bedrooms each feature walk-in closets; one includes a private ensuite with waterfall quartz vanity. A vaulted-ceiling bonus room, full dual-vanity bathroom, and a laundry room with custom cabinetry complete this level.

### Fully Developed Basement

The finished basement is designed for both entertainment and comfort, featuring a spacious rec room with custom wet bar, a dedicated home gym, two additional bedrooms with walk-in closets, and a full bathroom—perfect for guests or extended

family.

This home is more than a residence—it is a modern sanctuary, blending innovative design, luxurious finishes, and an unbeatable Lakeview location close to Glenmore Reservoir, top schools, and quick access to downtown. [LOOK FOR VIRTUAL TOUR LINK](#)  
[FOR DETAILED PICTURES AND FLOOR PLAN](#)

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252811    |
| Price          | \$2,499,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,214       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 6312 Lacombe Way Sw |
| Subdivision | Lakeview            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 5T3             |

**Amenities**

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 3                                                                |
| Parking        | 220 Volt Wiring, Alley Access, On Street, Triple Garage Attached |

# of Garages 3

## Interior

Interior Features Bar, Built-in Features, Chandelier, Double Vanity, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, See Remarks

Appliances Bar Fridge, Dishwasher, Dryer, Freezer, Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer

Heating In Floor, Fireplace(s), Forced Air, Natural Gas, Steam

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Up To Grade

## Exterior

Exterior Features BBQ gas line, Dog Run, Lighting

Lot Description Back Lane, Dog Run Fenced In, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 30th, 2025

Days on Market 58

Zoning R-CG

## Listing Details

Listing Office TREC The Real Estate Company

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