

# \$1,750,000 - 6719 Lepine Court Sw, Calgary

MLS® #A2247996

**\$1,750,000**

3 Bedroom, 3.00 Bathroom, 2,746 sqft

Residential on 0.22 Acres

Lakeview, Calgary, Alberta

This beautiful property is being offered for the first time in over 40 years and it's easy to understand why. Located on a quiet cul-de-sac with a west facing backyard the home draws in natural light. Yet the mature trees surrounding the property create an alpin-esque setting with privacy you'd expect to find in Banff or Canmore. An addition was built off the back to expand the main floor, seamlessly connecting the kitchen through the conventional dining area and into the wide family room. At the heart of the home you will find the renovated kitchen offering space to accommodate several people as they move around preparing for a festive holiday meal. Or, when the guests have departed, kids are tucked in, and the last dish dried, there's plenty of room to take your dance partner for a late night spin. For more ceremonious or larger affairs the traditional living room welcomes people with warmth from the gas fireplace and timeless brick surround. The formal dining room offers a place for everyone to gather around the table. Upstairs the primary retreat can accommodate almost any furnishings you desire (if you happen to fill the walk-in closet). It also has a renovated ensuite with dual vanity, and you'll love the private balcony overlooking the backyard for those quiet dewy morning coffee's or late night glass of wine gazing at the stars. The upper bonus room provides separation from the other upper bedrooms, one of which was originally the third and fourth bedrooms but was converted into one large



bedroom when the owners had the foresight to create an upper floor laundry room and renovate the full bathroom with dual vanity to service these bedrooms. The lower level is developed for recreation and fun. It's also the location of one of the most overlooked needs people have but never talk about. Storage, and lots of it. However, there are many items that are used more frequently, and convenience is key. That's precisely why you'll appreciate the large fully finished, heated double attached garage. When you're hosting summer BBQ's everyone will be popping in and out through the door to the kitchen, but you'll know the door off the garage is the real hero because while your guests are laughing on the sparkling deck with gleaming glass railings and laughing at antics playing out by the children running around the meticulous lawn, that garage door was used more times than you can count. At the end of the day you might buy this property as the site for building the home of your dreams. Who could blame you? Lakeview Village is one of the most coveted locations in Calgary, with walking paths behind some properties (like this one) and low traffic streets due to bordering Weaselhead Flats. On the other hand you might move into this home only to realize there are so many updates and high quality improvements the appeal of "new" loses its shine. It might not be perfect, but nothing ever is. After all, every rose has its thorns.

Built in 1965

**Essential Information**

MLS® #	A2247996
Price	\$1,750,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,746
Acres	0.22
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6719 Lepine Court Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6G4

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Heated Garage, Front Drive
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Masonry
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Level, Many Trees, Other, Private, Treed, Wooded

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

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Charles
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