

# \$1,100,000 - 6332 Lynch Crescent Sw, Calgary

MLS® #A2244685

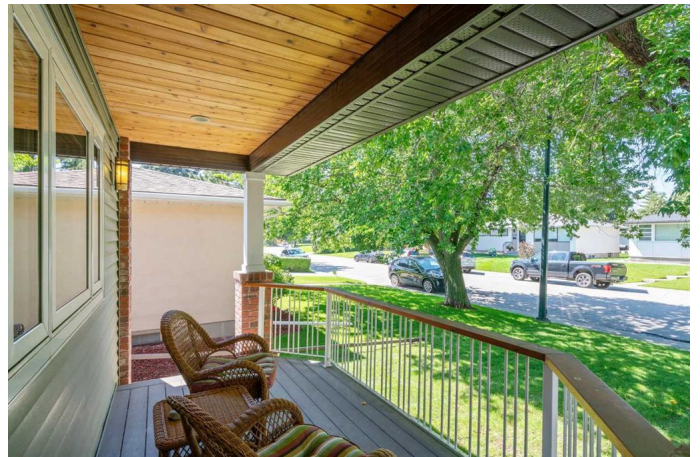
**\$1,100,000**

4 Bedroom, 2.00 Bathroom, 1,448 sqft

Residential on 0.13 Acres

Lakeview, Calgary, Alberta

Welcome to this picture-perfect 4-bedroom, 2-bathroom bungalow tucked away on a quiet, tree-lined street and across from a small neighborhood park in the heart of Lakeview. From the moment you step onto the inviting front verandahâ€”with its maintenance-free decking and through the gorgeous solid wood doorâ€”youâ€™ll know this home has been loved and cared for. Inside, you are greeted by a spacious foyer and a bright living room, perfect for cozy evenings or hosting friends. Beautiful site-finished oak hardwood spans the entire main floor, enhancing the homeâ€™s warm, cohesive design. Head into the kitchen and dining area, and youâ€™ll find the true heart of the home. The massive granite island is made for gathering, with plenty of prep space and seating. Youâ€™ll love the built-in fridge and freezer, gas cooktop, double wall ovens, and tons of custom cabinetryâ€”plus a handy built-in desk for homework, meal planning, or working from home. The dining area overlooks the beautifully landscaped backyardâ€”ideal for al fresco dinners or morning coffee on the patio. Mature trees, lush perennials, a cedar storage shed, and a fenced dog run complete this private outdoor retreat. Three generous main-floor bedrooms each include custom built-in closet organizers, eliminating the need for bulky furniture. The luxurious main bathroom offers a deep soaker tub and separate showerâ€”your own spa-like escape at the end of the day. Downstairs, the finished basement offers tons of space, a large



rec room, another full bathroom and bedroom, a dedicated laundry area, and loads of storage. Whether you need a family room, gym, office, or creative space—you’ve got the flexibility. The oversized, insulated double garage is heated and wired, making it an ideal workshop or hobby space. This home is loaded with smart, energy-efficient upgrades: triple pain windows with built in blinds, a high-efficiency furnace (2016), tankless hot water system, Class 4 impact-resistant shingles (2023), and solar panels (2023) that can keep your power bills under \$400 a year. Located just steps from Glenmore Park, the Weaselhead trails, top-rated schools, shopping, and major routes like Glenmore and Stoney Trail, this home offers the perfect balance of tranquility, community, and convenience. Move-in ready, energy efficient, and beautifully updated—this is Lakeview living at its finest and is TRULY A MUST SEE!!

Built in 1961

**Essential Information**

MLS® #	A2244685
Price	\$1,100,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,448
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

**Community Information**

Address	6332 Lynch Crescent Sw
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Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5T9

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Solar Tube(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Tankless Water Heater, Washer, Window Coverings, Built-In Refrigerator, Built-In Freezer, Double Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard, Dog Run
Lot Description	Back Lane, Back Yard, Landscaped, Private, Dog Run Fenced In, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage Benchmark
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