

# \$4,699,900 - 6918 Legare Drive Sw, Calgary

MLS® #A2206556

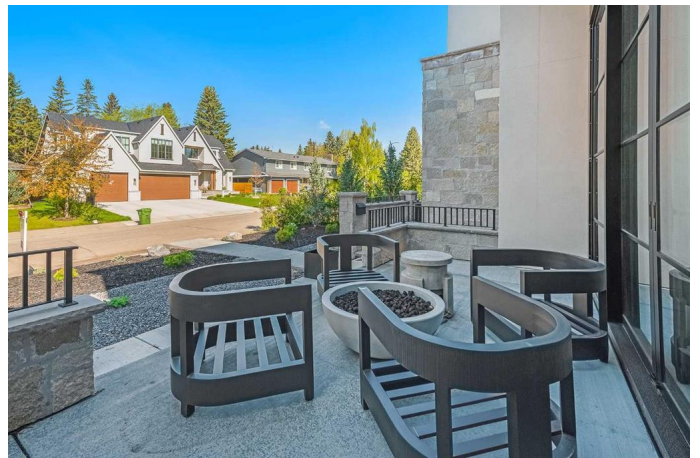
**\$4,699,900**

4 Bedroom, 7.00 Bathroom, 4,559 sqft

Residential on 0.23 Acres

Lakeview, Calgary, Alberta

The epitome of luxury awaits in this breathtaking 3+1 bedroom home, situated on a massive 75'x132' lot, built by Trickle Creek Homes that offers over 6500 sq ft of lavish developed living space where no detail has been spared. The main level presents wide plank hardwood flooring, chic LED lighting, lofty ceilings & intricate details that captivate the senses. The kitchen will inspire culinary masterpieces & is exquisitely finished with Dolce Vita quartzite counter tops, huge island, plentiful storage space, including a butler's pantry, high-end appliances & coffee station. An adjacent dining room with beamed tray ceiling & access to a heated covered patio, is ideal for entertaining featuring a wet bar with full-height wine fridge & keg fridge. Through a graceful archway, is the family room adorned with heated terra cotta tiles, scalloped ceiling, wall sconces & exceptional sculpted wood burning fireplace. A private den/office with built-ins & garden doors to the front patio is tucked away off the family room. The primary retreat encompasses a wing of the upper level & is a true secluded oasis boasting a sitting room with coffee station, spacious bedroom with private balcony, walk-in closet/dressing room that includes a make-up vanity & full sized washer & dryer. Completing the primary retreat, is an opulent 5 piece ensuite with dual vanities, relaxing freestanding soaker tub & oversized shower. The expansive top level hosts 2 bedrooms, each with a walk-in closet & private



ensuite, a loft area with built-in desk, large flex space, laundry room with sink & storage & a 2 piece powder room. Basement development is designed for entertainment & relaxation. Unwind at the wet bar & have some fun using the leading-edge golf simulator or have a workout in the gym that has access to a 3 piece bath with relaxing steam shower. A fourth bedroom with walk-in closet & 4 piece ensuite & third laundry room are the finishing touches to the basement level. Other notable features include central air conditioning & a full audio system. Outside, enjoy the front patio with firepit & the huge back deck thatâ€™s designed for outdoor entertaining including a woodburning fireplace & fabulous outdoor kitchen equipped with a BBQ, pizza oven & outdoor fridge. Parking couldnâ€™t be easier with a triple attached heated tandem garage. The location canâ€™t be beat with effortless access to beautiful North Glenmore Park & reservoir, river pathways, excellent schools, shopping, public transit & Crowchild Trail.

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2206556      |
| Price          | \$4,699,900   |
| Bedrooms       | 4             |
| Bathrooms      | 7.00          |
| Full Baths     | 5             |
| Half Baths     | 2             |
| Square Footage | 4,559         |
| Acres          | 0.23          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 5 Level Split |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 6918 Legare Drive Sw |
| Subdivision | Lakeview             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3E 6H4              |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Heated Garage, Triple Garage Attached, Tandem |
| # of Garages   | 3   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Bookcases, Chandelier, Natural Woodwork, Wet Bar, Wired for Sound |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Washer, Window Coverings, Bar Fridge, Built-In Freezer, Gas Range, Water Purifier, Wine Refrigerator  |
| Heating           | In Floor, Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 3   |
| Fireplaces        | Gas, Wood Burning   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Barbecue, Fire Pit, Lighting, Private Entrance, Private Yard, BBQ gas line, Outdoor Kitchen |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers            |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Stucco, Wood Frame, Wood Siding  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 63               |

Zoning R-CG

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.