

# \$2,549,000 - 6312 Lacombe Way Sw, Calgary

MLS® #A2252811

**\$2,549,000**

5 Bedroom, 5.00 Bathroom, 3,214 sqft

Residential on 0.12 Acres

Lakeview, Calgary, Alberta

OPEN HOUSE Sat. 27 SEP 2025 11.30 -4PM.

Exquisite Modern Farmhouse in Lakeview

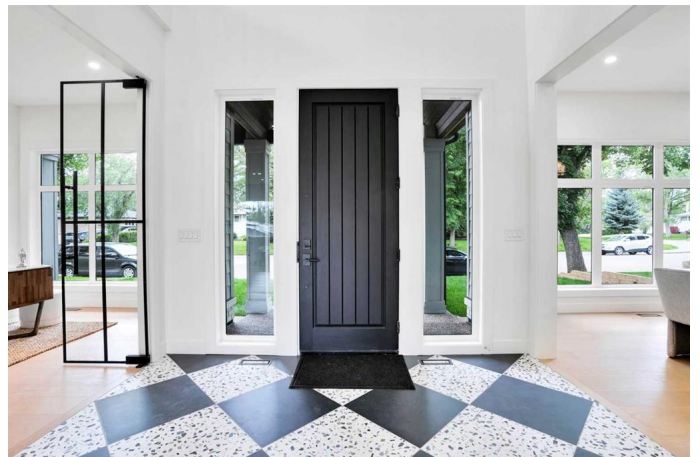
Welcome to a one-of-a-kind architectural masterpiece in the heart of Calgary's prestigious Lakeview. Built by Craft Haven Homes designed by Maxime chin, this stunning modern farmhouse offers over 4,700 sq. ft. of thoughtfully designed living space, blending natural materials, bold geometric lines, and 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          | \$2,549,000 |
| 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          | Exterior Entry, Finished, Full, 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 | 33                |
| Zoning         | R-CG              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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.