

# \$2,795,000 - 6431 Larkspur Way Sw, Calgary

MLS® #A2196041

## \$2,795,000

5 Bedroom, 5.00 Bathroom, 3,734 sqft  
Residential on 0.13 Acres

North Glenmore Park, Calgary, Alberta

This brand-new custom estate home is situated in the highly desirable North Glenmore Park, near the prestigious Earl Grey Golf Course. Built by Birchstone Homes, this luxury residence boasts exceptional craftsmanship, high-end finishes, and premium upgrades throughout. Spanning 3,734 sq. ft. above grade, with a total developed space of 5,177 sq. ft., this stunning two-story home features a heated three-car attached garage and a sunny west-facing backyard. Designed to accommodate growing families, it offers five bedrooms—four upstairs and one in the lower level—along with five bathrooms. The main floor impresses with soaring 10-foot ceilings, elegant hardwood flooring, custom cabinetry, a spacious office, a large mudroom, a pantry, and an open-concept layout seamlessly connecting the dining area, living room, and gourmet kitchen, which includes integrated appliances and a built-in Miele coffee maker. The lower level, also with 10-foot ceilings and in-floor heating, is designed to accommodate a golf simulator if desired. Additional upgrades include a double washer/dryer setup in the laundry room, two dishwashers, over \$20,000 in upgraded lighting fixtures, central air conditioning, in-ceiling speakers, motorized blinds rough-ins, alarm system rough-ins, and three skylights. Possession is scheduled for the end of July, with time remaining to select some custom finishes. A full specification package is available for review.



Built in 2025

## Essential Information

MLS® #	A2196041
Price	\$2,795,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,734
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	6431 Larkspur Way Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5P9

## Amenities

Parking Spaces	6
Parking	Tandem, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Bar, Double Vanity, Kitchen Island, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound
Appliances	Dryer, Freezer, Microwave, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	26
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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