



DON'T GAMBLE WITH YOUR HOME.  
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**6431 Larkspur Way SW**  
**Calgary, Alberta**

**MLS # A2196041**



**\$2,795,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,734 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Double Vanity, Kitchen Island, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Hood Fan, 2x Dishwasher, Coffee Maker, Beverage Fridge

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.