

2426 6 st ne Street NE

Calgary, Alberta

MLS # A2198322

\$999,000

		Division:		Winston Heights/Mountview	
		Type:		Residential/Duplex	
		Style:		2 Storey, Attached-Side by Side	
		Size:		2,022 sq.ft.	Age: 2024 (1 yrs old)
		Beds:		4	Baths: 3 full / 1 half
		Garage:		Alley Access, Double Garage Detached	
		Lot Size:		0.07 Acre	
		Lot Feat:		Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular	
Heating:		Central, Natural Gas		Water:	-
Floors:		Carpet, Ceramic Tile, Hardwood, Vinyl Plank		Sewer:	-
Roof:		Asphalt Shingle		Condo Fee:	-
Basement:		Finished, Full		LLD:	-
Exterior:		Stucco		Zoning:	RC2
Foundation:		Poured Concrete		Utilities:	-
Features:		See Remarks			
Inclusions:		n/a			

Introducing this brand-new luxury home in the prestigious community of Winston Heights/Mountview! Built to maximize a large lot, this stunning infill offers over 2,850 sq ft of beautifully designed living space across three levels, featuring 5 bedrooms and 3.5 bathrooms. The main floor is finished is durable hardwood and includes a chef-inspired kitchen with high-end appliances, a large island with a breakfast bar and a large pantry. The open layout also features a dining area, a spacious living room with an electric fireplace, a mudroom, and finished off with a 2-piece bath. Upstairs, the primary retreat features large windows, a walk-in closet, and a spa-like ensuite. This level also offers 2 more bedrooms, a family room, and a laundry room. The fully developed legal basement suite provides over 860 sq ft of living space accessible from the exterior of the home, featuring high ceilings, 2 bedrooms, a 4-piece bathroom, a full kitchen and living room, and a separate laundry room. Perfect for short-term rentals or guests, this space offers excellent income potential. Outside, enjoy a larger than average backyard. The exterior will be completed with a double detached garage. Situated close to The Winston Golf Club, Deerfoot Trail, Hwy 1, and a short commute to downtown & SAIT, you have everything you need in close proximity. With striking curb appeal, custom stone work & stucco siding, this home is a true standout!