



THE
A-TEAM

**RE/MAX
FIRST**

2424 6 Street, Calgary T2E 3Z1

MLS®#: **A2160685**

Area: **Winston
Heights/Mountview**

Listing Date: **09/08/24**

List Price: **\$990,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Semi Detached (Half
Duplex)**

City/Town: **Calgary**
Year Built: **2024**

Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Other,Private,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

11
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`8" x 5`1"	Dining Room	Main	13`9" x 12`5"
Foyer	Main	6`10" x 6`8"	Kitchen	Main	15`9" x 16`4"
Living Room	Main	13`8" x 15`5"	Mud Room	Main	5`11" x 8`0"
4pc Bathroom	Upper	9`3" x 4`11"	5pc Ensuite bath	Upper	8`5" x 10`8"
Bedroom	Upper	9`10" x 12`4"	Bedroom	Upper	9`10" x 12`4"
Family Room	Upper	13`2" x 8`4"	Laundry	Upper	6`3" x 5`9"
Bedroom - Primary	Upper	13`0" x 16`10"	Walk-In Closet	Upper	9`4" x 6`9"
4pc Bathroom	Basement	5`9" x 8`11"	Bedroom	Basement	9`7" x 10`4"

Bedroom	Basement	13`8" x 10`2"	Living/Dining Room Combination	Basement	12`9" x 21`2"
Storage	Basement	5`10" x 11`4"	Furnace/Utility Room	Basement	8`10" x 8`6"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	7854GV
Remarks	

Pub Rmks: **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!**

Inclusions: **N/A**

Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123