



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2424 6 Street, Calgary T2E 3Z1**

MLS®#: **A2178743**

Area: **Winston Heights/Mountview**

Listing Date: **11/13/24**

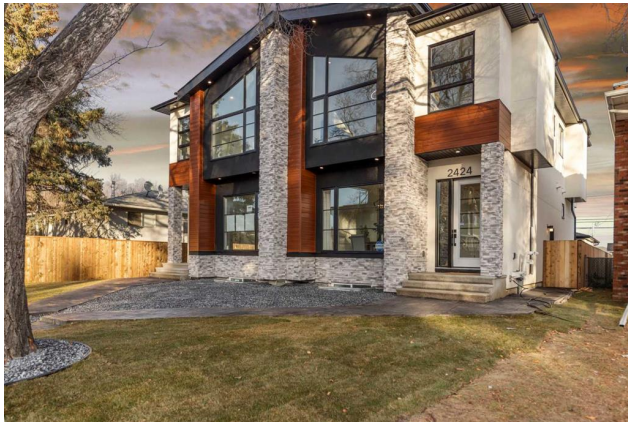
List Price: **\$980,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **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

**8**

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

Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`1"
Foyer	Main	6`10" x 6`8"
Living Room	Main	13`8" x 15`5"
4pc Bathroom	Upper	9`3" x 4`11"
Bedroom	Upper	9`10" x 12`4"
Family Room	Upper	13`2" x 8`4"
Bedroom - Primary	Upper	13`0" x 16`10"

Room	Level	Dimensions
Dining Room	Main	13`9" x 12`5"
Kitchen	Main	15`9" x 16`4"
Mud Room	Main	5`11" x 8`0"
5pc Ensuite bath	Upper	8`5" x 10`8"
Bedroom	Upper	9`10" x 12`4"
Laundry	Upper	6`3" x 5`9"
Walk-In Closet	Upper	9`4" x 6`9"

**4pc Bathroom**  
**Bedroom**  
**Storage**

**Basement**  
**Basement**  
**Basement**

**5`9" x 8`11"**  
**13`8" x 10`2"**  
**5`10" x 11`4"**

**Bedroom**  
**Living/Dining Room Combination**  
**Furnace/Utility Room**

**Basement**  
**Basement**  
**Basement**

**9`7" x 10`4"**  
**12`9" x 21`2"**  
**8`10" x 8`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7854GV**

Zoning:  
**R-CG**

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 in 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:  
Property Listed By:

**N/A**  
**eXp Realty**

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







