



THE
A-TEAM

**RE/MAX
FIRST**

2004 6 Street, Calgary T2E 3Z1

MLS®#: **A2185464** Area: **Winston Heights/Mountview** Listing Date: **01/07/25** List Price: **\$1,125,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,605 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,276**
 Low Sqft:
 Ttl Sqft: **2,276**

DOM

3
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Stucco,Wood Frame**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`6" x 14`0"	Dining Room	Main	14`5" x 10`0"
Living Room	Main	15`0" x 14`2"	Family Room	Basement	21`2" x 19`8"
Foyer	Main	10`9" x 6`1"	Office	Main	12`11" x 12`0"
Laundry	Second	11`2" x 6`2"	Mud Room	Main	6`5" x 5`11"
Other	Basement	9`6" x 4`0"	Bedroom - Primary	Second	16`2" x 13`6"
Bedroom	Second	13`2" x 10`2"	Bedroom	Second	11`2" x 10`5"

Bedroom
3pc Bathroom
6pc Ensuite bath

Basement
Basement
Second

13`2" x 13`1"
9`7" x 5`5"
20`5" x 9`0"

2pc Bathroom
5pc Bathroom

Main
Second

5`11" x 5`5"
12`11" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210503

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this stunning, like-new home in the highly desirable neighborhood of Winston Heights! Built in 2022, this elegant 2,276 sq. ft. residence blends modern design with timeless charm, offering the perfect retreat for families or anyone seeking luxury and comfort. Walking into the home you will be greeted by beautiful hardwood floors, a contemporary kitchen with luxury appliances, and custom fireplace and built-in bookcase. Taking you to the second floor, the hardwood staircase is a statement in itself with natural light above flowing through the accompanied iron spindle railing. Situated on the second floor are 2 spacious bedrooms with an impressive laundry. Making your way to the 3rd bedroom on this floor is the Primary bedroom with an ensuite that features a gorgeous freestanding tub with walk-in shower with double vanities. The large walk-in closet boasts built-ins and tons of space for the avid clothes collector. The fully finished basement offers a 4th bedroom—perfect for guests, teens, or a home office—along with a massive family room, wet bar, and endless possibilities for recreation, fitness, or media. The basement also has a 3 piece bathroom, large Family with a wetbar! The outdoor space includes a detached double garage (19'4" x 19'2") and a low-maintenance yard, all situated on a prime lot in Winston Heights. This vibrant community is known for its parks, schools, and quick access to downtown Calgary, making it an ideal location for urban living. Don't miss your chance to own this impeccably designed home! Schedule your private viewing today and experience everything it has to offer.

Inclusions:
Property Listed By:

n/a
Coldwell Banker Mountain Central

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











