

2424 6 Street NE
Calgary, Alberta

MLS # A2178743



\$980,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,990 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Other, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage

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 with 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!