



## 2332 6 Street Calgary Alberta

\$1,399,900

This custom-built, two-story family home with a total of 4 bedrooms + office + double attached garage, offered by its original owner, is designed for both comfort + functionality. The main floor features a private office off the entryway, a spacious kitchen with ample cabinetry, a two-tiered island, stainless steel appliances + a bright breakfast nook with French doors to the backyard. The great room offers a cozy gas fireplace + built-ins, while the spacious dining room, ideal for large gatherings also provides outdoor access. Gleaming hardwood floors, elegant wood-and-wrought-iron railings + an abundance of beautiful millwork complete the space. Upstairs, find three large bedrooms, including a primary bedroom with a walk-in closet, ceiling fan, + pleasing ensuite with dual vanities, a standalone shower + a large jetted soaker tub. A bright, well laid out laundry room with ample storage is also on this level. The developed lower level with heated basement floor includes a family room, guest bedroom, full bath + storage. Outside, the private backyard boasts a wood-burning pizza oven, perfect for entertaining. Located close to schools, shopping, restaurants + pathways--with an unobstructed view over the Stampede Grounds with bonus views of the Stampede fireworks and partial Downtown views--this home is a must-see! (id:6769)

4pc Bathroom 5.00 Ft x 12.00 Ft  
 5pc Bathroom 10.58 Ft x 15.25 Ft  
 Primary Bedroom 13.25 Ft x 14.00 Ft  
 Bedroom 10.92 Ft x 12.92 Ft  
 Laundry room 7.33 Ft x 14.17 Ft  
 Primary Bedroom 12.25 Ft x 16.75 Ft  
 Other 7.25 Ft x 12.92 Ft  
 4pc Bathroom 10.33 Ft x 4.92 Ft

Bedroom 10.25 Ft x 11.08 Ft  
 Recreational, Games room 21.25 Ft x 16.75 Ft  
 Furnace 7.58 Ft x 10.50 Ft  
 2pc Bathroom 4.92 Ft x 7.00 Ft  
 Kitchen 22.42 Ft x 17.92 Ft  
 Living room 16.25 Ft x 16.58 Ft  
 Office 10.42 Ft x 10.92 Ft

Listing Presented By:



Originally Listed by:  
 Real Estate Professionals Inc.

<http://www.rooneycroninvalentine.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
 T2R 0B3

Phone: 403-969-0267  
 arobinson@cirrealty.ca