



## 3220 6 Street Calgary Alberta

\$1,499,000

Welcome to one of the most beautiful streets in Elbow Park! This stunning two-story home boasts 2,190.20 sq ft of living space, with 4 spacious bedrooms upstairs and an additional 933.73 sq ft in the basement, providing ample room for couples and families alike. This charming character home greets you with a large front porch, perfect for enjoying your morning coffee or relaxing with loved ones. As you step inside, you'll be welcomed by a grand entryway featuring high ceilings, 10-inch baseboards, and exquisite millwork surrounding the central staircase. The front living room is bathed in natural light from the large window overlooking the porch, showcasing hardwood flooring, beamed ceilings, a decorative fireplace, and south-facing side windows that enhance its brightness. The elegant arched opening leads you to the rear dining room, ideal for family gatherings and entertaining. A sizable window looks out over the newly painted rear deck and patio, creating a warm and inviting atmosphere. The kitchen features creamy white wood cabinets, stone countertops, and a spacious walk-in pantry. It comes equipped with a Wolf stainless steel 4-burner oven range, microwave hood fan, Subzero refrigerator, stainless steel dishwasher, garburator, and a beautiful window above the sink that provides extra light. The bright rear den, perfect for an office or family TV room, benefits from side and rear windows, while the patio door entry conveniently offers a mudroom space for future cabinetry. Upstairs, the four bedrooms include a generous primary suite with dual closets, a decorative fireplace, and direct access to a luxurious 5-piece bathroom. The lower level features heated floors, 9-foot ceilings, and a 3-piece bathroom, complemented by two side windows in the recreation room, creating a fantastic family space. Additionally, the finished storage area doubles as a wine room or g...

Laundry room 2.26 M x 2.08 M

Furnace 4.88 M x 3.07 M

3pc Bathroom 2.82 M x 2.08 M

Family room 7.16 M x 3.76 M

Storage 3.76 M x 2.85 M

Other 4.01 M x 3.40 M

Dining room 4.70 M x 4.14 M

Den 5.59 M x 2.85 M

Other 4.27 M x 3.71 M

2pc Bathroom 2.59 M x 1.70 M

Bedroom 3.96 M x 2.97 M

Bedroom 4.06 M x 2.97 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room 5.72 M x 3.96 M

Foyer 3.66 M x 3.40 M

Other 5.84 M x 2.44 M

Primary Bedroom 6.02 M x 5.08 M

Bedroom 3.96 M x 2.85 M

5pc Bathroom 4.04 M x 2.44 M