



## 2329 6 Avenue Calgary Alberta

\$1,999,900

This modern masterpiece offers stunning curb appeal, enhanced by mature trees, professional landscaping, and aggregate concrete leading to the formal entrance. Inside, a formal den with a built-in bookshelf sets a refined tone. The open-concept great room features a striking dining area adorned with custom light fixtures and ample windows, seamlessly connecting to the chef's kitchen, which features a sizeable sit-at island, coffee bar, 6-burner Wolf stove, Sub-Zero refrigerator, wall oven, and built-in microwave. The family room, with a gas fireplace and large windows, overlooks the sunny south-facing yard. Step through the patio doors to discover two-tiered patios, with the lower one featuring a double-sided gas fireplace adjacent to the formal living/piano room--ideal for entertaining and family fun. A custom open-riser staircase, topped with four skylights, leads to the upper level. You'll find three spacious bedrooms and a well-equipped laundry room with a sink and folding table. The children's bedrooms include walk-in closets and share a 5-piece Jack-and-Jill bathroom with dual sinks, separated from the bath for added convenience. The primary bedroom is a true retreat, featuring an electric fireplace, two separate walk-in closets, and a luxurious 7-piece ensuite with in-floor heat, a steam shower and a soaker tub. The finished basement with in-floor heat is equally impressive, offering a gas fireplace in the games room, a fourth bedroom, and a 5-piece bathroom with a sizeable post-workout shower. An exquisite wine room behind the wet bar provides space to store and display your prized collection. The theatre room and a gym complete this perfect entertainment space. This neighbourhood offers parks, playgrounds, a multi-sport community centre, and diverse eateries, all within walking distance. This is a gem with its elegant finishes and abundant local amenities....

Primary Bedroom 14.92 Ft x 13.92 Ft

Other 8.83 Ft x 4.67 Ft

Other 8.83 Ft x 4.08 Ft

6pc Bathroom 14.58 Ft x 12.92 Ft

Bedroom 11.67 Ft x 10.00 Ft

Other 3.25 Ft x 3.25 Ft

Bedroom 11.92 Ft x 9.92 Ft

Recreational, Games room 21.17 Ft x 14.83 Ft

Media 16.42 Ft x 13.83 Ft

Exercise room 18.00 Ft x 10.00 Ft

Furnace 11.33 Ft x 10.17 Ft

4pc Bathroom 10.83 Ft x 9.83 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

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Bedroom 11.42 Ft x 10.00 Ft

Other 4.92 Ft x 3.67 Ft

5pc Bathroom 11.83 Ft x 9.42 Ft

Laundry room 14.92 Ft x 8.83 Ft

Storage 8.17 Ft x 3.75 Ft

Wine Cellar 6.42 Ft x 5.42 Ft

Foyer 7.75 Ft x 7.42 Ft