



GRASSROOTS
REALTY GROUP

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2014 6 Street NE
Calgary, Alberta

MLS # A2337787



\$1,049,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,218 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Sound		
Inclusions:	Built-in Microwave		

Between the SKYLIGHTS, the wall of windows and all the glass doors, you'll be halfway to sunset before you touch a light switch! It is the first thing the owners mention, along with a private backyard and neighbours who actually wave! Quality built & larger than typical infills (2,218 SF), you get 10 FOOT CEILINGS, 8 FOOT DOORS and BRUSHED WHITE OAK HARDWOOD on your main floor, so it all feels Enormous. Coffee gets made in your kitchen of custom cabinetry, GAS RANGE and custom hood fan, around a MASSIVE 2 TIER ISLAND whose raised tier swallows the prep mess while everybody eats at the lower breakfast bar. You will end up staring at your FLOOR TO CEILING FIREPLACE wall more than the TV. Boots and backpacks land in your CUSTOM MILLWORK MUDROOM (lockers, shelving, built-in bench), and your front flex room becomes whatever you need. In the basement (with a SEPARATE ENTRANCE), toys get their own zone while you pour drinks at the WET BAR (quartz, glass french door bar fridge), and down here you also get a large bedroom with egress window & a full bathroom. Upstairs, the vaulted ceilings keep going, and your laundry lives up here (w/ cabinets). In your HUGE MASTER, HIS AND HER VANITIES mean nobody waits on anybody, and you sink into your STANDALONE TUB under a huge window framed in floor to ceiling tile, steps from your glass shower, water closet and custom walk-in closet. Your second bedroom spans the width of the home and fits a king, your third is big too, and in the main bathroom, DUAL VANITIES plus a door closing off the toilet and shower. IN-CEILING SPEAKERS play on all three floors, rounded corners keep things kid friendly, plus AC, water softener, central vacuum and HRV. Summer moves out to your MASSIVE DECK (269 SF), with a DOUBLE DETACHED GARAGE off the lane.

Need the kids outside? Victoria Park Playground and the Winston Heights off leash park are both a 5 min walk, the valley pathways are right there, and Deerfoot gets you across the city fast. Don't miss your chance to make this lifestyle your reality today!