



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6 Gunnstone Gardens SE
Calgary, Alberta

MLS # A2342451



\$1,640,000

Division:	Belvedere		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,546 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Insulated, Oversized, Parking Lot, Triple Garage Detached		
Lot Size:	1.98 Acres		
Lot Feat:	Corner Lot, Level, Standard Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Veneer, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

A RARE OFFERING - A CORNER 2 ACRE LOT with a 1500+ sq.ft bungalow and a huge 3 CAR GARAGE/SHOP, located in the sought after BELVEDERE. This is a great opportunity to acquire this awesome piece of real estate, located right off the 84 STREET SE. Can you imagine all the endless possibilities here? Your future property is sitting a stone's throw away from all the vast development that's happening to the North and to the West of it. THINK STRATEGIC HERE!!! The house has 3 bedrooms/2 bathrooms and a huge living room and kitchen area. The basement is partially finished and offers a ton of space. Large deck facing east. Huge PAVED private DRIVEWAY and a ton of parking!!! ***The house has its own water well and a septic field.*** You won't be able to find anything like this in the city!!! Drive by, check it out and make an offer!