

**2332 6 Street SE
Calgary, Alberta**

MLS # A2180170



\$1,295,000

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,198 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Private, See Remarks, Triangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)

Inclusions: Wired Stereo Equipment including 2 Amplifiers, Alarm System, BBQ, Pizza Oven on Patio, Roughed in Central Vacuum, Roughed in Sprinkler System

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!