

1427 6th Street NW
Calgary, Alberta

MLS # A2239604



\$1,900,000

Division:	Rosedale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,470 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, R		

Heating:	Exhaust Fan, Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Log, Manufactured Floor Joist, Metal Frame, Other, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
Inclusions:	Double furnaces, double hot water tanks, Built-in desks, book cases in rec room		

Unique opportunity to own this CUSTOM DESIGNED/BUILT 2 storey home in desirable community of Rosedale. Sellers are the original owners, and when they hired a professional Architectural design firm to create their dream home, a lot of emotion & love went into the final product. With over 3500 feet of developed area this home offers timeless appeal and modern convenience. Located on quiet street, you are only minutes from so many amenities, such as Kensington shops & restaurants, playgrounds, Riley park with wading pool for the little ones, SAIT, U of C, Foothills hospital, &more. Walk your kids to one of the top 10 rated schools, grades K-9 in the province, which can be the core for family and social network. Take a romantic stroll or bike ride to iconic Crescent Road, which offers panoramic City and mountain views. As you approach entry of this home, you will find a hidden tranquil front porch, great for morning coffee in the east sunlight. Enter to a spacious foyer, and you will first notice the unique custom designed railings. To your right you encounter the coffee bar, and tucked away...an office/den. Turn left from foyer is another access to living room. From coffee bar you will be drawn into the fabulous kitchen, a chef's dream, with commercial gas range (15K new), high end SS appliances, (Sub Zero and Bosch), granite counters, and awesome storage and cabinet space. opposite the eating bar (with antique leaded glass feature above), is the dining and family room, which, along with living room, opens to fabulous covered private deck. Dining room shares a through fireplace with inviting living room. All 3 fireplaces feature custom mantles, and travertine facing. Living room features coffered ceiling and moldings, and also opens up to front porch area. Ceilings are 9 feet with and living space offers an abundance of windows on all levels. Main floor offers

hardwood & slate flooring throughout. Completing this level is a generous mudroom off back deck. Upstairs are two bedrooms both sharing access to balcony, as well as sharing a 2 pce, (toilet and vanity), and separate 3 pce (tub shower and vanity), bathroom, allowing privacy, ("Jack and Jill" set up). Cabinetry fronts were done by a Faux Finish artist, and are quite unique! Primary bedroom is wonderfully spacious, and features a fireplace with raised travertine hearth and front, and built in shelving. The gracious ensuite has shower, jetted tub, & his & hers vanities, all leading to walk in closet. The lower level has 2 bedrooms, 3 piece bath, expansive rec room with fireplace, and a den/office room, that could have other functions such as an exercise area. the smaller bedroom is currently used for storage, and could also become a wine room. Rosedale is like a quiet little known enclave in the city, Access to major arteries, public transportation, & just minutes to downtown & river pathways. A walkable family friendly neighborhood. Sellers hope you and family will enjoy life here as much as they have.