



# 2324 26 Avenue Calgary Alberta

\$2,050,000

Built by Richfort Built Homes this HIGHLY UPGRADED infill coming to BANFF TRAIL is a modern marvel, w/ oversized 35-ft x 120-ft SOUTH lot & a RARE 1,530 SQ FT LEGAL CARRIAGE SUITE (subject to permits & approval by the city)! Featuring 2,735 sq ft of endless space and a fully developed 1,160+ sq ft basement w/ 7-BEDS, 6-BATHS, a main floor HOME OFFICE, a PREP PANTRY, main floor bedroom, 2 lower beds, and an extra laundry room in the basement, this property is designed for your comfort and convenience. The contemporary curb appeal welcomes you and your guests across the front porch and into the bright, airy front foyer. 10-ft ceilings and engineered hardwood flooring span across the main level and into the front home office w/ oversized windows and across the hall into the main floor bedroom w/ built-in closet. The main floor bathroom is nicely finished w/ quartz counters, a modern vanity, and a fully tiled standing shower. An open-concept living and kitchen area will be your family's hub, w/ a welcoming chef-inspired kitchen w/ an L-shaped quartz counter spanning two walls w/ ceiling-height cabinetry and an oversized central island w/ bar seating - perfect for quick meals before hockey and space for baking w/ the kids! A walk-through prep pantry w/ a second sink and dishwasher is perfect for entertaining, w/ a mudroom w/ a built-in bench to keep your family organized. The spacious dining room enjoys a bright window and built-in serving/wet bar area w/ a quartz countertop, built-in storage, and a bar sink. The living room centres on an inset gas fireplace w/ built-ins and a full-height modern surround, w/ direct access to the back deck through a sliding glass door - perfect for BBQ season! Natural light floods the impressive staircase from the large 3-ft x 3-ft skylight above, taking you to the upper level w/ THREE JUNIOR SUITES plus the massive primary suite. The p...

Listing Presented By:



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See

### Mirror

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Bedroom 16.42 Ft x 12.08 Ft

Bedroom 12.50 Ft x 12.08 Ft

Other 11.33 Ft x 8.58 Ft

Recreational, Games room 17.92 Ft x 16.08 Ft

Laundry room 8.25 Ft x 5.50 Ft

4pc Bathroom Measurements not available

Bedroom 12.67 Ft x 9.08 Ft

3pc Bathroom Measurements not available

Primary Bedroom 15.50 Ft x 12.67 Ft

Other 10.00 Ft x 5.08 Ft

Bedroom 14.08 Ft x 14.00 Ft

Bedroom 13.33 Ft x 10.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

**Living room** 19.42 Ft x 15.00 Ft

**Kitchen** 16.42 Ft x 9.08 Ft

**Dining room** 16.42 Ft x 10.08 Ft

**Office** 10.00 Ft x 9.08 Ft

**Bedroom** 11.50 Ft x 10.00 Ft

**Laundry room** 11.50 Ft x 5.50 Ft

**3pc Bathroom** Measurements not available