



## 2430 26 Avenue Calgary Alberta

\$1,099,000

\*See the 3D Video\* Welcome to this exquisite home that exemplifies luxury and attention to detail. The main floor impresses with its 10-foot over-height ceilings, creating a spacious and airy ambiance. Quality craftsmanship is showcased throughout, featuring 7.5-inch oak hardwood flooring that extends from the main floor to the hallway on the 2nd floor, master bedroom, and walk-in closet. The modern kitchen is a culinary enthusiast's dream, boasting granite backsplash and countertops, a large central waterfall island, and integrated stainless steel Bosch appliances. Adjacent to the kitchen is a generous dining area with ample natural light, while the family room offers a beautifully decorated gas fireplace with a sliding door leading to the sunny back deck. The practical mudroom provides storage and seating. The bathrooms offer luxurious retreats with LED mirrors, dimmable lighting, and anti-fog functionality. The beautiful master bedroom features a vaulted ceiling, an extra large window and a massive walk-in closet. The master bathroom includes a heated tile floor and a modern shower area creating a warm environment for relaxation and therapeutic purposes. The second and third bedrooms are filled with light and spacious enough to accommodate a queen-size bed. The loft on the second floor serves as an ideal space for studying or working from home, and a convenient 4-piece bathroom is located near the additional bedrooms. The well-designed lower level features a welcoming family room, a large dining area, a dreamy wet bar with soft-closing cabinets, a fourth bedroom with ample natural light, and another 4-piece bathroom. Additional features of this exceptional home include custom-built closet organizers, 10-foot flat ceilings on the main floor and 9-foot ceilings on the upper and lower levels, built-in speakers, a second-floor laundry room with custom built cabinets,...

Primary Bedroom 13.33 Ft x 19.17 Ft

Bedroom 9.75 Ft x 14.83 Ft

Bedroom 10.08 Ft x 11.42 Ft

Loft 10.50 Ft x 8.25 Ft

Laundry room 9.17 Ft x 5.75 Ft

5pc Bathroom Measurements not available

Other 10.67 Ft x 4.25 Ft

Bedroom 13.75 Ft x 10.83 Ft

4pc Bathroom Measurements not available

Living room 14.58 Ft x 13.83 Ft

Dining room 12.50 Ft x 11.33 Ft

Kitchen 15.67 Ft x 19.50 Ft

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

Listing Presented By:



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See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
a robinson@cirrealty.ca

4pc Bathroom Measurements not available

Foyer 7.42 Ft x 11.58 Ft

Recreational, Games room 15.25 Ft x 32.25 Ft

2pc Bathroom Measurements not available