



## 2822 26 Street Calgary Alberta

\$919,900

Welcome to this beautiful two-storey home on one of Killarney's most desirable tree-lined streets! A combination of modern elegance and timeless, functional luxury steps away from numerous amenities in Killarney, Marda Loop and 17th Ave. The main floor features natural stone tiles, gleaming hardwood floors, 9-foot flat-painted ceilings, a gas fireplace and built-in speakers. The open floor plan offers a seamless living space with a spacious living room leading into a showpiece kitchen with an expansive island, granite counters, railway tile backsplash, Jenn-Air appliances including a gas top range, under-mount lighting and wine storage. The formal dining area features a wall of windows overlooking a large private deck & backyard. The main floor also features a mudroom with custom built-ins and a powder room. Move along to the upper floor with staircase lighting and into the primary bedroom, complete with a gas fireplace, walk-in closet and spa-style ensuite with floor-to-ceiling tile accents, a rainforest shower with body jets, a skylight, soaker tub, dual vanities and in-floor heating. The upper floor features two additional bedrooms, a jack-and-jill bathroom, and a convenient laundry room. The lower level features 9 ft. ceilings, in-floor heating, a wet bar, an entertainment unit, a 4-piece bath and a 4th bedroom with a walk-in closet and ample storage space. Additional features included a heated double-detached garage, A/C, and a newer hot water tank on demand (Rennai System). Take advantage of the opportunity to view this beautiful home and make it your own! (id:6769)

4pc Bathroom .00 Ft x .00 Ft

Bedroom 19.00 Ft x 10.33 Ft

Recreational, Games room 18.83 Ft x 20.92 Ft

Storage 6.17 Ft x 10.50 Ft

Furnace 7.75 Ft x 11.25 Ft

2pc Bathroom 5.67 Ft x 5.08 Ft

Dining room 14.50 Ft x 10.92 Ft

Kitchen 15.83 Ft x 17.58 Ft

Living room 14.42 Ft x 14.92 Ft

Other 5.50 Ft x 9.92 Ft

3pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 12.92 Ft x 10.17 Ft

Bedroom 9.83 Ft x 11.92 Ft

Laundry room 5.50 Ft x 8.25 Ft

Primary Bedroom 13.50 Ft x 20.67 Ft

Other 5.83 Ft x 10.50 Ft

Listing Presented By:



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