



## 632 26 Avenue Calgary Alberta

\$2,279,900

Welcome to this stunning, modern architecture with a total of 4,359 sq ft of luxurious Elegance. Located steps to Confederation Park in the sought after community of Mount Pleasant, Calgary Inner City. Open design foyer is sure to impress! The many high-end features include flat painted ceilings throughout, 10' ceilings on main, 9' on upper & lower levels, built-in speakers, Wide plank light oak wood floors(engineered Harwood) on up & main +wood staircase+10 mm glass rails, wide staircase, pot lights, feature walls; solid core doors, quartz counters throughout, LED lights, 5 full bathrooms, energy efficient HVAC boiler system, hot water on demand, 2 furnaces, basement in-slab heat, R/I air-condition, W-softener. Mn floor features a den and dining with floor to ceiling windows, formal dining rm features a gorgeous feature wall and coffered ceilings. (Main floor den can be used as a bedroom with the MAIN FLOOR 3-piece bath). The inviting Chef's delight kitchen is built for entertaining and highlights the elegant craftsmanship - shaker style European cabinets, high-end appliances, quartz counters, full backsplash tiled, under cabinet lighting, rift wood oak kitchen island with breakfast bar & walk-in pantry. Enjoy relaxing evenings in the spacious living room with stylistic, designer quartz 2-piece Fire place & pot light shelving + wood feature wall with back drop lighting. Double patio doors to large dura deck with glass railings. Mudroom features custom built-in bench & closets, leading to the kitchen. Upper level exudes luxury & comfort, primary bedroom with balcony, floor to ceiling windows, deluxe, spa-like ensuite with heated tiles, vanity, shower & stand-alone soaker tub, walk-in closet with seat, mirror & window. The other 2 upper bedrooms comes with ensuite bathrooms and walk-in closets. Upper laundry: sink, cabinets & window. The tilt & turn windo...

Recreational, Games room 22.75 Ft x 16.58 Ft

Other 11.75 Ft x 7.67 Ft

Media 16.50 Ft x 10.25 Ft

Exercise room 13.67 Ft x 11.58 Ft

3pc Bathroom 9.25 Ft x 5.42 Ft

Bedroom 13.75 Ft x 10.50 Ft

Living room 20.17 Ft x 17.17 Ft

Kitchen 19.50 Ft x 14.75 Ft

Other 7.58 Ft x 5.83 Ft

Primary Bedroom 14.33 Ft x 12.00 Ft

5pc Bathroom 14.83 Ft x 11.58 Ft

Bedroom 13.83 Ft x 11.83 Ft

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**Mirror**

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Dining room 14.42 Ft x 20.00 Ft

Other 8.08 Ft x 8.33 Ft

Den 12.17 Ft x 11.50 Ft

3pc Bathroom 9.08 Ft x 6.33 Ft

Bedroom 15.00 Ft x 12.17 Ft

Laundry room 9.58 Ft x 6.33 Ft

Office 9.00 Ft x 5.33 Ft