



2018 26A Street Calgary Alberta

\$1,050,000

****OPEN HOUSE Sunday June 23 from 12-2pm**** This Bright, Contemporary Home offers over 3300 SqFt of Living Area over 4 levels, with 4 bedrooms & 4.5 bathrooms. Featuring an Open Main Floor with sleek Chef's Dream Kitchen including Natural Stone Quartzite Countertops, Top of the Line Stainless Steel Appliances & 5 Burner Gas Stove, ample storage in Crisp White Cabinetry, oversized Center Island, Cappuccino Bar or prep nook, breakfast / casual dining area, & High Ceilings. Gorgeous wide plank engineered hardwood floors flow throughout the main level. Relax or entertain in the stylish living area with Gas Fireplace & Built-in Cabinetry, & enjoy the seamless transition of indoor/outdoor living space through French Doors leading to the private deck & low maintenance Stone Terrace. Cozy Dining Room is tucked away adjacent to the Spacious Front Foyer. Side Entrance / Mud Room area and a 2pc powder room complete the main floor. The 2nd floor hosts the king sized Master Retreat with custom built Walk-In Closet & lavish 5 piece spa-like Ensuite with spacious double sink vanity, soaker tub & separate shower, 2nd Bedroom with walk-in closet, a 4pc bath, & laundry room. The Upper Level boasts another 4 pc bath, a large bedroom with walk-in closet, & a Flex Room/Studio with closet, accentuated by Vaulted Ceilings, Skylights & large windows which Flood the area with Natural Light - Perfect area for an Art or Music Studio, Family Room, Office, Fitness area or let your vision become reality! The fully developed basement has 9' ceilings and in-floor heat, a large Family Room, generously sized 4th Bedroom & 4pc bath. Kinetico Water system, Vacuum System, Hunter Douglas Window Coverings, & Fully Fenced back yard. The Double Detached Garage is insulated and drywalled & equipped with a 240 V electric heater. The Location is Ideal- close proximity to numerous schools, C-t...

4pc Bathroom 8.33 Ft x 7.92 Ft

5pc Bathroom 10.25 Ft x 16.83 Ft

Bedroom 12.17 Ft x 11.58 Ft

Primary Bedroom 10.58 Ft x 16.50 Ft

Laundry room 5.25 Ft x 6.83 Ft

Bedroom 13.92 Ft x 12.42 Ft

Bedroom 9.50 Ft x 13.58 Ft

Recreational, Games room 14.83 Ft x 8.92 Ft

Furnace 7.75 Ft x 8.92 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Den 10.75 Ft x 9.42 Ft

Dining room 10.50 Ft x 10.33 Ft

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

Listing Presented By:



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CIR

REALTY

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4pc Bathroom 7.33 Ft x 6.92 Ft

Other 14.00 Ft x 19.67 Ft

4pc Bathroom 4.92 Ft x 8.92 Ft

Kitchen 14.17 Ft x 18.08 Ft

Living room 15.92 Ft x 13.50 Ft