



## 2025 26 Street Calgary Alberta

\$1,279,000

**\*\* OPEN HOUSE - SATURDAY OCTOBER 12, 12 pm to 2 pm \*\* FULLY LANDSCAPED | OVERSIZED INSULATED**

**& DRYWALLED GARAGE | WEST BACK YARD | DESIGNER LIGHTING | ENGINEERED HARDWOOD | HIGH-END**

**KITCHEN | CUSTOM BUILT-INS | HIGH-EFFICIENCY | 4 BEDROOMS & 3.5 BATHROOMS | FINISHED**

**BASEMENT WITH HEATED FLOORS | LAVISH ENSUITE WITH HEATED FLOORS | AIR CONDITIONING |**

**OUTSTANDING LOCATION |** This impressive brand new, two storey home in the sought after family friendly neighbourhood of Killarney is situated across from a park and backing west. Pristine design entails modern

finishings, exquisite attention to detail, and contemporary final touches. This main floor includes oversized windows that brightens the foyer, living room, formal open dining room, high-end kitchen, mudroom & natural light from front to back. The kitchen has designer finishes, quartz countertop that can seat 6 individuals,

upgraded stainless steel appliances such as a gas cooktop, convection oven and microwave. The second floor invites you to explore three bedrooms, a full-size upper floor laundry room, five-piece ensuite, a four-piece bath, a lavish & relaxing master retreat w/custom walk in closet and magnificent ensuite with a large soaker tub, double vanity & custom shower. The lower level includes a well laid out family room, a full three-piece bath, rec room and 4th bedroom. The backyard is perfect with a large yard and deck to enjoy the summer

nights. This home is located mere minutes from downtown Calgary, the shops in Marda Loop, gyms, boutique fitness facilities, schools, grocery stores & any other amenities that complete the perfect inner city lifestyle. **\*\***

We have a second unit that is available to customize, completion would be roughly 30 days from finalizing selections\*\* (id:6769)

5pc Bathroom 9.92 Ft x 11.17 Ft

Primary Bedroom 12.25 Ft x 15.92 Ft

Other 5.42 Ft x 7.50 Ft

Laundry room 5.58 Ft x 8.17 Ft

Bonus Room 11.17 Ft x 16.33 Ft

4pc Bathroom 6.17 Ft x 10.92 Ft

Bedroom 14.58 Ft x 11.00 Ft

Recreational, Games room 11.33 Ft x 16.42 Ft

Den 10.92 Ft x 9.83 Ft

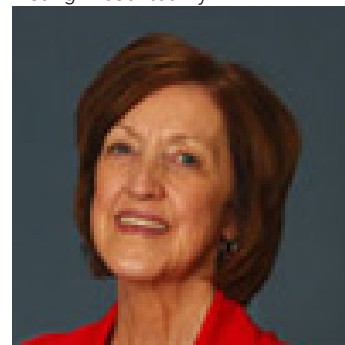
Other 6.17 Ft x 11.17 Ft

Other 13.92 Ft x 17.50 Ft

Dining room 10.92 Ft x 11.58 Ft

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

Listing Presented By:



Originally Listed by:  
eXp Realty



CIR

REALTY

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Bedroom 9.75 Ft x 13.08 Ft

Bedroom 9.58 Ft x 13.00 Ft

Furnace 5.50 Ft x 9.33 Ft

3pc Bathroom 5.25 Ft x 9.75 Ft

Living room 15.92 Ft x 14.92 Ft

Other 4.42 Ft x 6.08 Ft

2pc Bathroom 3.08 Ft x 6.25 Ft