



# 1714 26A Street Calgary Alberta

\$1,100,000

**\*\*Welcome to this STUNNING custom-built detached home by Casil Homes with approx 3000 sqft of finished living space throughout! Every inch of this home exudes quality and attention to detail. From the moment you enter, the inviting office/flex space welcomes you, setting the tone for the elegance that follows. The main floor boasts soaring 10FT ceilings, gorgeous hardwood floors, and deep closets at both front and back entrances providing ample space for all your storage needs. \*\*The heart of this home is the GOURMET kitchen, featuring 3" thick quartz countertops, generous kitchen island, upgraded ceiling-height cabinets, decorative tray ceiling, and top-of-the-line appliances, including a massive side-by-side fridge/freezer, GAS stove with chimney-style hood fan, built-in microwave, and dishwasher. The living room, complete with a gas fireplace and beautiful tile surround, is the perfect place to relax or entertain with floor to ceiling sliding doors looking out to the backyard oasis. \*\*Upstairs, the spacious primary bedroom w/ 10 ft ceilings offers a luxurious retreat with a spa-like 5-piece ensuite, built-ins in the walk-in closet, and floor to ceiling windows. The second and third bedrooms are generously sized, with the third featuring a walk-in closet. Natural light floods the home through skylights and transom windows, including vaulted ceilings adding to the bright and airy ambiance. \*\*The fully finished SUNSHINE basement provides even more living space, with a cozy rec room, more built-ins, a wet bar, and a fourth bedroom with a 4pc bathroom. The rough-in for in-floor heating adds future potential for ultimate comfort. \*\*Outside, the owners have enhanced the very private fully fenced backyard by adding a composite deck with a massive Cedar pergola, perfect for outdoor gatherings. The stucco siding, finished garage (insulated and drywalled), serene fire acc...**

Primary Bedroom 14.08 Ft x 16.00 Ft  
 Bedroom 11.67 Ft x 11.67 Ft  
 Bedroom 10.08 Ft x 11.25 Ft  
 Laundry room 5.83 Ft x 8.08 Ft  
 4pc Bathroom 5.92 Ft x 9.08 Ft  
 5pc Bathroom 10.00 Ft x 12.00 Ft

Storage 4.50 Ft x 15.50 Ft  
 Furnace 5.42 Ft x 9.42 Ft  
 4pc Bathroom 5.50 Ft x 9.50 Ft  
 Other 5.00 Ft x 9.17 Ft  
 Other 10.42 Ft x 11.50 Ft  
 Kitchen 9.50 Ft x 12.83 Ft

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

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Family room 14.08 Ft x 14.67 Ft

Other 3.00 Ft x 5.75 Ft

Bedroom 10.92 Ft x 14.67 Ft

Dining room 8.25 Ft x 13.67 Ft

Living room 11.42 Ft x 13.58 Ft

2pc Bathroom 3.92 Ft x 6.58 Ft