



## 2029 26 Street Calgary Alberta

\$1,279,000

**\*\* OPEN HOUSE - Saturday January 4th and Sunday January 5th from 1 pm to 3 pm \*\* FULLY LANDSCAPED | 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 ROUGHED IN | LAVISH ENSUITE WITH HEATED FLOORS | 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 brighten 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 wall 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. **\*\* Final finishes such as hardwood, tile, countertops, light fixtures and plumbing fixtures remain for the option to customize as per your liking, completion would be roughly 30 days from finalizing selections\*\* Pictures are from neighbouring home...**

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

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

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Listing Presented By:



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4pc Bathroom 6.17 Ft x 10.92 Ft

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

Dining room 10.92 Ft x 11.58 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