



2412 26A Street Calgary Alberta

\$1,649,900

OPEN HOUSE SATURDAY JULY 5th 1-3pm Situated on a beautiful, canopy-lined street in the heart of KILLARNEY, this thoughtfully designed estate home offers refined living on a rare 38' x 125' lot with a TRIPLE GARAGE and a backyard PUTTING GREEN for relaxed outdoor enjoyment. Inside, you'll find a layout that balances sophistication with everyday practicality, beginning with an ENCLOSED FRONT OFFICE that opens to a covered front deck—ideal for quiet mornings or remote work. The FORMAL DINING ROOM features a striking COFFERED CEILING and direct access to the BUTLER'S PANTRY, creating a seamless transition to the chef-inspired kitchen. Complete with a GAS COOKTOP, BUILT-IN WALL OVEN, and an oversized island, the kitchen flows into the LIVING ROOM where a STONE FEATURE WALL, LINEAR FIREPLACE, and CONTEMPORARY BOX-BEAM CEILING detail add warmth and dimension. Large patio sliders lead to the backyard with a FULL-WIDTH DECK framed by a glass railing. A main floor 3PC BATHROOM with a stand-up shower adds rare flexibility for multigenerational households or visiting guests. Open-riser stairs with a GLASS RAILING lead to the upper level, where a BONUS ROOM with custom millwork separates the secondary bedrooms from the PRIVATE PRIMARY SUITE. BEDROOMS 2 AND 3 each feature WALK-IN CLOSETS and access to a SHARED BALCONY with leafy treetop views. The LAUNDRY ROOM is outfitted with CABINETRY and a UTILITY SINK for added convenience. Double French doors open to the generous primary retreat complete with a TWO-SIDED FIREPLACE, LARGE WALK-IN CLOSET, and a luxurious 5PC ENSUITE showcasing HEATED FLOORS, a JETTED TUB, DUAL VANITIES, and a fully tiled STAND-UP STEAM SHOWER. The FULLY DEVELOPED BASEMENT is warmed by HYDRONIC IN-FLOOR HEATING and offers a spacious REC ROOM with a stylish WET BAR including a dishwasher and beverage fridge. Movie nights await in the dedicated THEATRE R...

Recreational, Games room 14.25 Ft x 20.50 Ft

Media 12.67 Ft x 16.08 Ft

Furnace 7.17 Ft x 10.33 Ft

Bedroom 16.42 Ft x 10.75 Ft

4pc Bathroom 10.42 Ft x 8.92 Ft

Den 10.17 Ft x 11.17 Ft

Other 8.25 Ft x 6.42 Ft

3pc Bathroom 4.92 Ft x 8.92 Ft

Bonus Room 13.08 Ft x 10.75 Ft

Laundry room 10.75 Ft x 6.00 Ft

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Foyer	6.17 Ft x 6.33 Ft	Primary Bedroom	17.25 Ft x 17.00 Ft
Living room	16.83 Ft x 21.50 Ft	Bedroom	11.00 Ft x 10.83 Ft
Kitchen	11.50 Ft x 17.00 Ft	5pc Bathroom	12.42 Ft x 13.92 Ft
Pantry	5.50 Ft x 12.00 Ft	Bedroom	14.67 Ft x 14.42 Ft
Dining room	11.50 Ft x 13.83 Ft		