



639 26 Avenue Calgary Alberta

\$1,549,000

Distinction by it's extremely unique architecture and countless upgrades. 32' lot with a TRIPLE car garage. 3 bedrooms up with an optional 4th room on the mezz that could be a bedroom, office, library or bonus room. Large alley style kitchen with 36'8" of 1/4 cut sawn rifted oak custom millwork featuring Sub-Zero and Jenn Air commercial series appliances. 3 storey brick feature wall with glass railings, wide plank hardwood flooring coupled with designer series tiles. Main floor has 12' ceilings while the master suite boasts 10'. The design offers 2 laundry rooms, also a designated theatre room or optional 5th bedroom in the basement. Mechanicals include a 4 zoned system Carrier Infinity Furnace and a tankless hot water heater. The list goes on and on. No expenses spared in this former Show Home. A must see luxury infill. (id:6769)

Family room 16.92 Ft x 14.75 Ft

Recreational, Games room 16.17 Ft x 14.92 Ft

Laundry room 9.92 Ft x 9.00 Ft

Furnace 8.58 Ft x 7.67 Ft

3pc Bathroom 10.00 Ft x 6.00 Ft

Living room 17.83 Ft x 15.83 Ft

Kitchen 17.75 Ft x 16.58 Ft

Dining room 13.92 Ft x 9.42 Ft

Foyer 8.92 Ft x 6.33 Ft

Other 8.83 Ft x 4.00 Ft

Office 13.83 Ft x 10.08 Ft

Primary Bedroom 17.92 Ft x 13.42 Ft

Bedroom 12.17 Ft x 11.25 Ft

Bedroom 12.92 Ft x 11.08 Ft

Laundry room 3.00 Ft x 2.67 Ft

2pc Bathroom 5.25 Ft x 6.00 Ft

5pc Bathroom 14.33 Ft x 11.50 Ft

4pc Bathroom 8.67 Ft x 11.25 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<http://www.irealestateeyc.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca