



## 2018 26A Street Calgary Alberta

\$999,000

Welcome to desirable Killarney and this bright, contemporary detached home with over 3400 square feet of total living space on 4 levels with 4 bedrooms.. Step into your separate dining area and then you are greeted with the open concept featuring beautiful hardwood flooring, gleaming white kitchen, Quartz counters, stainless appliances including 5 burner gas stove, pantry area and a 2 pc bathroom. A large living area completes this level with a gas fireplace and french doors that lead you to the East yard with a private deck, low maintenance stone terrace and a double detached garage with alley access. On the 2nd level you'll find a huge master bedroom with a luxurious 5 pc ensuite and walk in closet with built-ins, and down the hall there's a 2nd bedroom with a 4 pc bathroom and the laundry room. On the top floor there's a 3rd bedroom as well as a rec room/office/yoga studio with skylights galore and another 4 pc bathroom, perfect for your teenager. The lower level features 9' ceilings, large media/rec room, in-floor heating and a fourth bedroom with a 4 pc bathroom. This home has just been painted throughout and the carpets have been replaced, all ready for you. Killarney is a beautiful area that's easily accessible to shopping, restaurants , steps to 17th Avenue, and just minutes to the downtown. Call your favorite realtor today for your private viewing. (id:6769)

Primary Bedroom 10.58 Ft x 14.08 Ft

Bedroom 13.92 Ft x 12.42 Ft

5pc Bathroom 6.50 Ft x 16.83 Ft

4pc Bathroom 8.33 Ft x 7.92 Ft

Laundry room 5.33 Ft x 6.83 Ft

4pc Bathroom 7.42 Ft x 6.92 Ft

Office 13.92 Ft x 19.00 Ft

Bedroom 10.00 Ft x 11.25 Ft

Bedroom 9.50 Ft x 11.67 Ft

Furnace 7.67 Ft x 8.33 Ft

4pc Bathroom 4.92 Ft x 9.00 Ft

Recreational, Games room 14.00 Ft x 27.00 Ft

Dining room 10.42 Ft x 10.00 Ft

Living room 13.58 Ft x 13.58 Ft

Kitchen 13.75 Ft x 17.50 Ft

2pc Bathroom 4.92 Ft x 4.83 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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