



## 2432 26 Avenue Calgary Alberta

\$1,119,000

\*See the 3D Video\* Welcome to this exquisite home that exemplifies luxury and attention to detail. The main floor impresses with its 10-foot over-height ceilings, creating a spacious and airy ambiance. Quality craftsmanship is showcased throughout, featuring 7.5-inch oak hardwood flooring that extends from the main floor to the hallway on the 2nd floor, master bedroom, and walk-in closet. The modern kitchen is a culinary enthusiast's dream, boasting granite backsplash and countertops, a large central waterfall island, and integrated stainless steel Bosch appliances. Adjacent to the kitchen is a generous dining area with ample natural light, while the family room offers a beautifully decorated 3-sided gas fireplace. On the other side of the kitchen you will find a functional breakfast nook with a sliding door leading to the sunny back deck. The practical mudroom provides storage and seating. The bathrooms offer luxurious retreats with LED mirrors, dimmable lighting, colour temperature change and anti-fog functionality. The beautiful master bedroom features a vaulted ceiling and an extra large window. The master bathroom includes a heated tile floor and a modern shower area equipped with steam unit to function as a sauna creating a warm environment for relaxation and therapeutic purposes. The second and third bedrooms are filled with light and spacious enough to accommodate a queen-size bed. The loft on the second floor serves as an ideal space for studying or working from home, and a convenient 4-piece bathroom is located near the additional bedrooms. The well-designed lower level features a welcoming family room, a large dining area, a dreamy wet bar with soft-closing cabinets, a fourth bedroom with ample natural light, and another 4-piece bathroom. Additional features of this exceptional home include custom-built closet organizers, 10-foot flat ceilings on the ma...

Loft 16.33 Ft x 9.00 Ft  
 Primary Bedroom 13.00 Ft x 14.42 Ft  
 Bedroom 9.75 Ft x 14.08 Ft  
 Bedroom 9.83 Ft x 12.08 Ft  
 Laundry room 6.58 Ft x 5.58 Ft  
 5pc Bathroom .00 Ft x .00 Ft

Other 10.08 Ft x 4.17 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Living room 14.50 Ft x 14.08 Ft  
 Kitchen 13.50 Ft x 13.08 Ft  
 Dining room 15.50 Ft x 10.58 Ft  
 Breakfast 13.50 Ft x 7.00 Ft

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

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://www.PeymanValim.com>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

4pc Bathroom .00 Ft x .00 Ft

Family room 18.83 Ft x 20.25 Ft

Bedroom 9.67 Ft x 13.17 Ft

Foyer 6.58 Ft x 8.42 Ft

Other 5.83 Ft x 10.25 Ft

2pc Bathroom .00 Ft x .00 Ft