



## 2616 26A Street Calgary Alberta

\$1,799,000

This is everything you're looking for in your family's BRAND NEW DETACHED LUXURY INFILL in KILLARNEY! It features a spacious front home office, a large butler's pantry, a vaulted primary suite, an upper bonus room, a built-in wine room, and a fully developed basement w/ TWO additional bedrooms! Plus, it has all the bells and whistles you expect from an infill of this calibre - take a look through the pictures to see all the upgrades! The location only adds to this highly desirable home - just north of 26th Ave, you're nicely tucked away on a quiet street w/ other infills alongside mature trees. You're a block away from the Killarney Community Assoc., 3 blocks from the Richmond Outdoor Rink, and 6 blocks from community favourites Luke's Drug Mart, Inglewood Pizza, and Francesco's Cafe! Shopping and amenities are conveniently located within a 5-10 min drive - either to Westbrook Shopping Centre or Westhills Towne Centre. The main floor of this exquisite home offers a grand foyer w/ direct access to the front sitting room w/ an eye-catching wood panel feature wall, a quiet MAIN FLOOR OFFICE, and an elegant 3-pc guest bath w/ fully tiled shower. 10-ft ceilings and wide plank-engineered hardwood flooring span the entire level into the spacious shared kitchen and family room area, w/ a convenient walkthrough rear mudroom into the large and well-equipped BUTLER'S PANTRY. The open kitchen offers you tons of space for family and friends, w/ a desirable breakfast nook overlooking the back deck through three walls of windows. The oversized central island has a lovely quartz countertop w/ waterfall edge and open shelving, a dual basin undermount sink, and lots of storage including a pull-out garbage/recycling drawer! There's more space in the pantry, w/ a second fridge, prep sink, beverage fridge, more shelving, and counter space! The family room enjoys an inset gas fireplace ...

Primary Bedroom 15.33 Ft x 12.50 Ft

Bedroom 14.50 Ft x 10.50 Ft

Bedroom 12.08 Ft x 12.33 Ft

Bonus Room 10.92 Ft x 16.17 Ft

Laundry room 5.00 Ft x 9.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Wine Cellar 6.17 Ft x 10.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 17.92 Ft x 13.00 Ft

Kitchen 17.92 Ft x 10.00 Ft

Pantry 14.42 Ft x 5.08 Ft

Other 6.50 Ft x 11.00 Ft

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Listing Presented By:



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5pc Bathroom .00 Ft x .00 Ft

Bedroom 12.00 Ft x 11.00 Ft

Bedroom 13.50 Ft x 10.50 Ft

Recreational, Games room 17.67 Ft x 17.33 Ft

Dining room 13.92 Ft x 10.00 Ft

Office 12.00 Ft x 12.00 Ft

2pc Bathroom .00 Ft x .00 Ft