



# 3008 26A Street Calgary Alberta

\$1,049,900

Are you tired of the modern farmhouse look? Look no further! This brand new 3+1 bedroom home is a west coast finished masterpiece & offers over 2,600 sq ft of developed living space. The open main level presents hardwood floors, 10' ceilings & is drenched in natural light, showcasing a spacious dining area, gorgeous kitchen finished with quartz counter tops, waterfall island/eating bar, plenty of storage space & Frigidaire & Kitchen Aid stainless steel appliance package. Completing the main level is a mudroom & convenient 2 piece powder room. An elegant hardwood staircase leads to the second level which hosts 3 bedrooms, a flex area, 4 piece bath & laundry room. The primary bedroom is a true oasis, featuring a walk-in closet & secluded 5 piece ensuite with heated floors, dual sinks, relaxing soaker tub & separate shower. Basement development includes 9' ceilings, roughed-in in floor heat, a huge family/media room with wet bar, flex room which could be used as an office or home gym, fourth bedroom & 4 piece bath. Other notable features include roughed-in air conditioning, back yard with patio & access to the double detached garage with 18' wide garage door. This home is ideally located walking distance to Killarney Community Association & close to Killarney Rec Centre, schools, shopping, public transit & easy access to Richmond Road & Crowchild Trail. (id:6769)

Family room 19.08 Ft x 14.42 Ft  
Office 10.58 Ft x 9.58 Ft  
Furnace 10.08 Ft x 5.42 Ft  
Other 9.25 Ft x 5.00 Ft  
Bedroom 13.33 Ft x 11.25 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Kitchen 19.25 Ft x 16.67 Ft  
Dining room 14.00 Ft x 11.83 Ft  
Living room 14.67 Ft x 12.50 Ft  
Foyer 7.08 Ft x 6.00 Ft

Other 9.00 Ft x 5.33 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Loft 8.00 Ft x 5.83 Ft  
Laundry room 10.00 Ft x 5.75 Ft  
Primary Bedroom 14.42 Ft x 12.67 Ft  
Bedroom 13.75 Ft x 11.67 Ft  
Bedroom 10.83 Ft x 9.67 Ft  
4pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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<http://www.tanyaeklundgroup.ca/>

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