



# 4747 26 Avenue Calgary Alberta

\$1,199,000

Every now and then, the rare opportunity to own a unique ULTRA LUXURY CUSTOM HOME like this comes once in a lifetime - personifying your individualism of being the only person like you in existence. This exclusivity is evident not only in its masterful craftsmanship and high-end materials, but its unique value proposition in forward-thinking features that offer flexibility to grow with you: REINFORCED STEEL BEAMS in basement with option to build a second storey, endless possibilities with a 3 ft CONCRETE APRON beside the existing garage (build another double garage, home office, studio flex space), 200 AMP ELECTRICAL in the house, 100 AMP ELECTRICAL in the detached garage (roughed-in for EV Charging), and LEGAL 2-BED BASEMENT SUITE w/ SEPARATE STEAM LAUNDRY (multi-generational families, short/long-term rental investment) to name a few! The exceptional CURB APPEAL with full height stone feature and sleek contemporary black trim windows (LOW E3 WINDOWS throughout - energy efficient, UV protection, superior noise and solar heat reduction) gives you just a taste of the elegance you will find within. Once inside, this home tells the story of the well-travelled adventurer with custom imports from some of the most beautiful places in the world: CHANDELIER (Singapore), QUARTZ BACKSPLASH (Spain), textured WALL TILE in main bath (Italy), and custom Kitchen Cabinets and Built-In storage and closets (Turkey). Imagine entertaining your guests in your exquisite modern chef's kitchen while you prepare them an unforgettable culinary experience: preparation on your WATERFALL QUARTZ COUNTER for appetizers is happening, one course is warming in the separate warming compartment, while the other is in the BUILT-IN convection oven. You continue to connect with your guests, walking over to your impressive display WINE RACK (roughed-in for climate control) and also the DUAL-ZONE BEVER...

- 3pc Bathroom 9.75 Ft x 7.25 Ft
- Bedroom 12.25 Ft x 9.83 Ft
- Bedroom 9.75 Ft x 10.33 Ft
- Kitchen 10.08 Ft x 11.50 Ft
- Laundry room 6.00 Ft x 7.25 Ft

- 3pc Bathroom 5.50 Ft x 6.00 Ft
- 4pc Bathroom 10.50 Ft x 8.00 Ft
- Bedroom 11.00 Ft x 9.92 Ft
- Dining room 10.92 Ft x 14.00 Ft
- Kitchen 10.83 Ft x 13.83 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Recreational, Games room 23.08 Ft x 28.00 Ft

Storage 5.67 Ft x 15.17 Ft

Furnace 13.75 Ft x 6.58 Ft

Laundry room 6.42 Ft x 11.50 Ft

Living room 16.92 Ft x 19.67 Ft

Primary Bedroom 15.00 Ft x 13.75 Ft