



GRASSROOTS
REALTY GROUP

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2018B 26A Street SW
Calgary, Alberta

MLS # A2255081



\$999,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,613 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Level, Low Maintenance Land		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

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.