



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2018B 26A Street SW**  
**Calgary, Alberta**

**MLS # A2255081**



**\$1,045,000**

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

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