



GRASSROOTS
REALTY GROUP

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

611 26 Avenue NW
Calgary, Alberta

MLS # A2260900



\$1,049,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,869 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Inclusions: Alarm System Hardware

Exquisite, custom built, DETACHED inner city gem in highly sought after Mt. Pleasant. Invigorating, modern open floor plan. Incredible attention to details and craftsmanship. 9' flat painted ceilings. Handscraped oak hardwood floors. Oversized windows throughout. The entertainer's kitchen is highlighted by ample amounts of crisp white shaker style cabinetry that includes a wall pantry, sleek quartz countertops with breakfast bar, an impressive 12' espresso maple island, and a stainless-steel appliance package. Spacious adjacent dining area. The open great room is showcased by a stunning classic coffered ceiling and Italian stone clad gas fireplace. Ingenious, furniture style built in wall units stretch from the fireplace to the back door and stylishly hides all your coats and shoes. 3 bedrooms up including the generous primary retreat complete with walk-in closet with custom built-in organizers. The serene ensuite bath offers an oversized soaker tub with a porcelain tile surround, curbless tiled walk-in shower with a 10' glass enclosure and rain shower head, dual sinks, quartz countertop, and heated porcelain tile floor. Upper laundry room complete with wash sink. 2 more bedrooms and a full bath round out the upper level. Bright, fully developed lower level houses the large 4th bedroom with built in workstation and a matching full bath. Lower level also includes a huge media/rec room showcasing a dry bar with custom upper and lower cabinets, quartz countertop, and beverage fridge. Sunny south rear yard. Beautiful low maintenance acrylic stucco/stone exterior. Upgrades and extras include solid core interior doors; soft close doors/drawers, zoned furnace, custom built-ins, upgraded lighting/plumbing fixtures. Steps to schools, outdoor pool, indoor and outdoor skating rinks, tennis courts, community center, art center,

eclectic coffee shops, bistros, shopping, markets and restaurants. Only a few blocks to Confederation Park and pathways, and minutes to the Downtown core. This home stands out in a sea of mediocrity.