



**2825 26 Street SW
Calgary, Alberta**

MLS # A2302000



\$990,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,875 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Built-in speakers.

Extreme pride of ownership is evident throughout this move in ready 3+1 bedroom home, offering over 2,700 sq ft of pristine, thoughtfully designed living space. The main level features hardwood floors and lofty ceilings, beginning with a spacious front dining room ideal for hosting family and friends. The dining area flows seamlessly into the beautifully appointed kitchen, complete with granite countertops, an island with eating bar, abundant cabinetry, and high end stainless steel appliances including a new Bosch dishwasher. The adjacent living room is anchored by a tiled feature fireplace and custom built ins. A stylish 2 piece powder room completes the main level. The upper level hosts three generous bedrooms and a 4 piece main bath. The primary retreat includes a walk in closet and a private 5 piece ensuite with in floor heat, dual sinks, a relaxing soaker tub, and a separate shower. A well appointed laundry room with sink and storage is also conveniently located on this level. The fully developed basement extends the living space with an office nook, large family/media room and a wet bar—perfect for movie nights or game day. A fourth bedroom, 3 piece bath, and dedicated storage room complete the lower level. Additional highlights include a guaranteed pet free home, central air conditioning, a 6 zone in home speaker system, custom sheer blinds on all windows, and TV mounts in both the living room and basement. Outside, enjoy a private west facing backyard designed for low maintenance living, featuring an extended deck, astro turf with a 3 hole putting green, an aggregate pathway to the garage, and an irrigated integrated planter. The double detached garage accessed from the paved back lane, is insulated, drywalled, and heated for year round comfort. This beautifully maintained home is ideally located close to schools, parks, shopping, public transit, and

offers quick access to 26th Avenue, Richmond Road, and Crowchild Trail.