



**GRASSROOTS**  
REALTY GROUP

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**2616 26A Street SW**  
**Calgary, Alberta**

**MLS # A2143539**



**\$1,799,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,627 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

This is everything you're looking for in your family's BRAND NEW DETACHED LUXURY INFILL in KILLARNEY! It features a spacious front home office, a large butler's pantry, a vaulted primary suite, an upper bonus room, a built-in wine room, and a fully developed basement w/ TWO additional bedrooms! Plus, it has all the bells and whistles you expect from an infill of this calibre &ndash; take a look through the pictures to see all the upgrades! The location only adds to this highly desirable home &ndash; just north of 26th Ave, you're nicely tucked away on a quiet street w/ other infills alongside mature trees. You're a block away from the Killarney Community Assoc., 3 blocks from the Richmond Outdoor Rink, and 6 blocks from community favourites Luke's Drug Mart, Inglewood Pizza, and Francesco's Cafe! Shopping and amenities are conveniently located within a 5-10 min drive &ndash; either to Westbrook Shopping Centre or Westhills Towne Centre. The main floor of this exquisite home offers a grand foyer w/ direct access to the front sitting room w/ an eye-catching wood panel feature wall, a quiet MAIN FLOOR OFFICE, and an elegant 3-pc guest bath w/ fully tiled shower. 10-ft ceilings and wide plank-engineered hardwood flooring span the entire level into the spacious shared kitchen and family room area, w/ a convenient walkthrough rear mudroom into the large and well-equipped BUTLER'S PANTRY. The open kitchen offers you tons of space for family and friends, w/ a desirable breakfast nook overlooking the back deck through three walls of windows. The oversized central island has a lovely quartz countertop w/ waterfall edge and open shelving, a dual basin undermount sink, and lots of storage including a pull-out garbage/recycling drawer! There's more space in the pantry, w/ a second

fridge, prep sink, beverage fridge, more shelving, and counter space! The family room enjoys an inset gas fireplace w/ built-ins on either side w/ undercabinet lighting and direct access to the back deck through sliding glass doors. The rear mudroom not only has a bench, hooks, and lockers but also a WALK-IN CLOSET and access to the detached TRIPLE CAR GARAGE. Up the wide, open riser stairs, you're greeted to a bonus room w/ transom windows and a beautiful built-in media centre, two secondary bedrooms w/ built-in closets, a modern 4-pc bathroom w/ tub/shower combo w/ full-height surround, and a nice laundry room w/ sink, quartz folding counter. The showstopper is the primary suite w/ vaulted ceiling and luxurious 5-pc ensuite w/ barn door entrance, direct access to the large walk-in closet, standing shower w/ full-height tile, dual vanity, and freestanding soaker tub! The living space continues into the developed basement, w/ TWO ADDITIONAL BEDROOMS, a main 4-pc bath, a sizeable 6-ft x 9-ft WINE ROOM, and, of course, the spacious rec area w/ built-in custom media centre and full-wall wet bar &ndash; hosting will be convenient and easy in this space! Act fast and turn this luxury infill into your family's dream home today!