

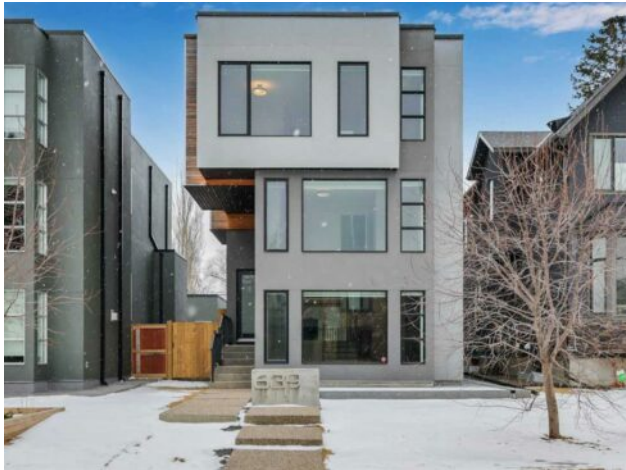


GRASSROOTS
REALTY GROUP

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639 26 Avenue NW
Calgary, Alberta

MLS # A2204677



\$1,495,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,530 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Concrete, Manufactured Floor Joist, See Remarks, Silent Floor Joists, Solid, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Office Wall Unit		

Distinction by it's extremely unique architecture and countless upgrades. 32'x32' lot with a TRIPLE car garage. 3 bedrooms up with an optional 4th room on the mezz that could be a bedroom, office, library or bonus room. Large alley style kitchen with 36" island of 1/4 cut sawn rifted oak custom millwork featuring Sub-Zero and Jenn Air commercial series appliances. 3 storey brick feature wall with glass railings, wide plank hardwood flooring coupled with designer series tiles. Main floor has 12' ceilings while the master suite boasts 10'. The design offers 2 laundry rooms, also a designated theatre room or optional 5th bedroom in the basement. Mechanicals include a 4 zoned system Carrier Infinity Furnace and a tankless hot water heater. The list goes on and on. No expenses spared in this former Show Home. A must see luxury infill.