



GRASSROOTS
REALTY GROUP

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2411 26A Street SW
Calgary, Alberta

MLS # A2206604



\$999,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,871 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

This stunning 4-bedroom, 3.5-bathroom residence offers 2,789 sqft of updated living space, thoughtfully designed for modern comfort. The open-concept layout boasts 9-foot ceilings on all levels, creating a bright and airy atmosphere. At the front of the home, you'll find a spacious office with a large window, perfect for professionals working from home. The gourmet kitchen is a chef's dream, featuring quartz countertops, a high-end Viking gas stove, and premium appliances. Relax in the inviting living room with a cozy fireplace, or step outside to the west-facing backyard, perfect for enjoying the evening sun while you BBQ. Stay comfortable year-round with air conditioning, and enjoy the convenience of underground sprinklers to keep your lawn lush. The finished double detached garage provides ample space for vehicles and storage. As a bonus, the basement is currently set up as a golf simulator, but it could easily be transformed into a home theatre or additional entertainment space. The golf simulator equipment is negotiable. This exceptional home, updated in 2020, is move-in ready. Don't miss your chance to make it yours!