



**GRASSROOTS**  
REALTY GROUP

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

**4399 26 Avenue SE**  
**Calgary, Alberta**

**MLS # A2206933**



**\$829,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,277 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, C		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your new dream home situated on a 33 foot wide lot. This meticulously built home has it ALL!! Including a Legal Secondary Basement Suite. Some of the interior finishes include: - 9 foot ceilings on main floor and basement - Gas Fireplace w/ Custom Mantle - Custom Chefs&rsquo; Kitchen w/ Ceiling Height Light-up Glass Cabinets, Garbage Pullout and Upgraded Hardware - Stainless-Steel Kitchen Appliances w/ Built-in Microwave - Granite countertops and tiled backsplash - Custom MDF work and custom wall panels throughout home - Vinyl plank flooring on the main floor & lower level stairs and legal secondary basement suite - Carpeted Bedrooms - Air Conditioning (A/C) - Front load oversized laundry machines - 5pc master ensuite w/ oversized tub and upgraded faucet - Rare Loft/Bonus Room on upper floor - Basement Secondary Suite Complete w/ Separate Furnace Some of the exterior features include: - Large Rear Patio Space Great For Entertaining - Air Conditioner (A/C) Unit - Rear Lane with Backyard & Garage Access - Heated Double Car Garage, Fully Insulated, Drywalled & Painted - \$38000.00 Fully Paid Solar Panel Package Included - Separate Side Entrance to Legal Registered Secondary Suite - Fully Fenced and Landscaped - Legal Exterior Private Parking Pad - And So Much MORE&hellip;!!! This home is located close to transit, schools, playgrounds, restaurants, shopping and so much more. Easy and quick access to Deerfoot and Stoney Trail. Don&rsquo;t miss out on your chance to own this high end unique rare custom home that also has a 2 bedroom mortgage helper in the basement. Call your favorite Realtor today to book your private viewing, as this charming home won&rsquo;t last long!

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