

2018B 26A Street SW  
Calgary, Alberta

MLS # A2255081

\$1,020,000

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Killarney/Glengarry                                                      |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | 3 (or more) Storey                                                       |        |                   |
| Size:     | 2,613 sq.ft.                                                             | Age:   | 2014 (11 yrs old) |
| Beds:     | 4                                                                        | Baths: | 4 full / 1 half   |
| Garage:   | Alley Access, Double Garage Detached, Garage Door Opener                 |        |                   |
| Lot Size: | 0.07 Acre                                                                |        |                   |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Level, Low Maintenance Land |        |                   |

|             |                                                                                                                                                                |            |      |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | In Floor, Forced Air, Hot Water, Natural Gas                                                                                                                   | Water:     | -    |
| Floors:     | Carpet, Hardwood                                                                                                                                               | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                                | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                                                                                 | LLD:       | -    |
| Exterior:   | Composite Siding, Stone, Wood Siding                                                                                                                           | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                                                | Utilities: | -    |
| Features:   | Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Sump Pump(s), Walk-In Closet(s) |            |      |
| Inclusions: | N/A                                                                                                                                                            |            |      |

Welcome to desirable Killarney and this bright, contemporary detached home with over 3400 square feet of total living space on 4 levels with 4 bedrooms.. Step into your separate dining area and then you are greeted with the open concept featuring beautiful hardwood flooring, gleaming white kitchen, Quartz counters, stainless appliances including 5 burner gas stove, pantry area and a 2 pc bathroom. A large living area completes this level with a gas fireplace and french doors that lead you to the East yard with a private deck, low maintenance stone terrace and a double detached garage with alley access. On the 2nd level you'll find a huge master bedroom with a luxurious 5 pc ensuite and walk in closet with built-ins, and down the hall there's a 2nd bedroom with a 4 pc bathroom and the laundry room. On the top floor there's a 3rd bedroom as well as a rec room/office/yoga studio with skylights galore and another 4 pc bathroom, perfect for your teenager. The lower level features 9' ceilings, large media/rec room, in-floor heating and a fourth bedroom with a 4 pc bathroom. This home has just been painted throughout and the carpets have been replaced, all ready for you. Killarney is a beautiful area that's easily accessible to shopping, restaurants , steps to 17th Avenue, and just minutes to the downtown. Call your favorite realtor today for your private viewing.