



THE
A-TEAM

**RE/MAX
FIRST**

2616 26A Street, Calgary T3E 2C7

MLS®#: **A2107721**

Area: **Killarney/Glengarry**

Listing Date: **02/16/24**

List Price: **\$1,799,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,627**

Low Sqft:

Ttl Sqft: **2,627**

Lot Information

Lot Sz Ar: **4,682 sqft**

Lot Shape:

DOM

93

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Landscaped

Double Garage Detached

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction:
Aluminum Siding ,Composite Siding,Stone,Stucco
Flooring:
Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Freezer,Gas Range,Refrigerator,Washer**
Int Feat: **Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`11" x 13`0"
Pantry	Main	14`5" x 5`1"
Dining Room	Main	13`11" x 10`0"
Bedroom - Primary	Second	15`4" x 12`6"
Bedroom	Second	12`1" x 12`4"
Laundry	Second	5`0" x 9`0"
Bedroom	Basement	13`6" x 10`6"

Room	Level	Dimensions
Kitchen	Main	17`11" x 10`0"
Nook	Main	6`6" x 11`0"
Office	Main	12`0" x 12`0"
Bedroom	Second	14`6" x 10`6"
Bonus Room	Second	10`11" x 16`2"
Bedroom	Basement	12`0" x 11`0"
Game Room	Basement	17`8" x 17`4"

Wine Cellar	Basement	6`2" x 10`0"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	5pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	56610
Remarks	

Pub Rmks:	<p>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 - engineered hardwood flooring, 10-ft ceilings on the main floor, quartz counters throughout, designer tile, an upgraded lighting package, and more! The location only adds to this highly desirable home - 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 Café! Shopping and amenities are conveniently located within a 5-10 min drive - either to Westbrook Shopping Centre or Westhills Towne Centre. This includes the Westbrook C-Train Station and Library and many cute and delicious restaurants along the way! The main floor of this exquisite home offers a grand foyer w/ direct access to the front formal dining room, quiet MAIN FLOOR OFFICE, and elegant 2-pc powder room. 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/ room for a breakfast table overlooking the back deck through three walls of windows. The oversized central island has a lovely quartz countertop, a dual basin undermount sink, and space for a wine fridge! There's more space in the pantry, w/ a second fridge, prep sink, and more shelving and counter space! The family room enjoys an inset gas fireplace w/ built-ins on either side 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, perfect for any size of family, and access to the built-in detached TRIPLE CAR GARAGE. Up the wide staircase, you're greeted to an open bonus room w/ lots of windows, 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, and cabinetry. 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, where you'll be able to spread out across the TWO ADDITIONAL BEDROOMS, a main 4-pc bath, a sizeable 6-ft x 10-ft WINE ROOM, and, of course, the spacious rec area w/ built-in custom media centre and full-wall wet bar w/ quartz counters and full-height backsplash!</p>
Inclusions:	N/A
Property Listed By:	RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



