



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4747 26 Avenue, Calgary T3E 0R3**

MLS® #: **A2111607**

Area: **Glenbrook**

Listing Date: **03/01/24**

List Price: **\$1,198,000**

Status: **Active**

County: **Calgary**

Change: **-\$34k, 16-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **5,382 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,446**  
Low Sqft:  
Ttl Sqft: **1,446**

DOM

**79**

Layout

Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Landscaped,Private**

**Alley Access,Double Garage Detached,Driveway,Garage Faces Rear,Parking Pad**

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Marble,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Electric Stove,Garage Control(s),Garburator,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer**

Int Feat: **Bar,Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Separate Entrance,Soaking Tub,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`9" x 10`5"
Living Room	Main	19`9" x 14`7"
Den	Lower	14`2" x 5`6"
Bedroom - Primary	Main	14`11" x 10`8"
Bedroom	Lower	9`11" x 9`9"
3pc Bathroom	Lower	9`8" x 7`3"
4pc Ensuite bath	Main	10`5" x 7`10"
Living Room	Lower	23`0" x 11`0"

Legal/Tax/Financial

Room	Level	Dimensions
Dining Room	Main	13`9" x 11`1"
Laundry	Lower	11`6" x 6`6"
Foyer	Main	9`2" x 6`6"
Bedroom	Main	10`11" x 9`9"
Bedroom	Lower	10`3" x 9`8"
3pc Bathroom	Main	5`11" x 5`5"
Kitchen	Lower	11`6" x 10`1"
Dining Room	Lower	11`6" x 9`0"

Title: Fee Simple  
 Legal Desc: 2736HS  
 Zoning: R-C1

Remarks

Pub Rmks: Experience the epitome of luxury living in the picturesque community of Glenbrook, where this exquisite residence offers over 2500 square feet of total living space. Boasting four bedrooms and three bathrooms, this meticulously renovated home is a testament to unparalleled craftsmanship and sophistication with a replacement value of over \$1.9 million. Step inside to discover a haven of elegance and refinement, where every detail has been meticulously curated to create an atmosphere of sheer opulence. From the grandeur of the exposed front concrete sidewalks and steps to the bespoke custom limestone and stucco facade, this home exudes timeless sophistication. The main floor welcomes you with soaring twelve-foot ceilings, bathed in natural light streaming through well-appointed windows. Gleaming hardwood floors flow seamlessly throughout the space, leading you to the heart of the home - the great room. Here, an Urbana gas fireplace sets the stage for cozy gatherings, while a sophisticated bar with a wine display and two-zone wine fridge adds an air of luxury. Indulge your culinary senses in the gourmet kitchen, where custom cabinets imported from Turkey and stainless steel appliances await. A generous island provides ample space for meal preparation, while French doors lead to a sprawling new glass-surround deck with a gas hook-up for your BBQ - the perfect spot for al fresco dining and entertaining. Convenience meets luxury with a laundry room on the main floor, complete with a steam washer and dryer, custom cabinets, and access to both the deck and the lower level. Retreat to the primary bedroom sanctuary, where a feature fireplace, lavish ensuite, and custom-built-ins await. Three additional bedrooms, including a spacious second bedroom with a custom closet, offer ample accommodation for family and guests. Descend to the lower level, where a legal suite boasting a separate entrance and separate electrical. Here, ten-foot ceilings frame a full kitchen with an island and stainless steel appliances, while two bedrooms and a spacious living room with a fireplace provide comfortable living spaces. Outside, discover a private oasis with new fencing, landscaping, poured concrete patios, and a deck accessible from both the kitchen and master bedroom. The oversized double garage with a gas line and separate electrical panel, along with a poured concrete parking area for additional vehicles or an RV, ensures ample space for all your needs. With underground electrical service rated at 200 amps, this exceptional residence offers the ultimate in luxury living, providing a sanctuary of comfort and style in one of Calgary's most sought-after communities. Nestled amidst scenic surroundings, yet conveniently close to all amenities, this home provides the perfect balance of tranquility and accessibility. Situated just a short distance from the majestic mountains, it offers the ideal retreat for any family!

Inclusions: N/A  
 Property Listed By: Century 21 Bamber Realty LTD.

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













