



THE
A-TEAM

**RE/MAX
FIRST**

4747 26 Avenue, Calgary T3E 0R3

MLS®#: **A2139645**

Area: **Glenbrook**

Listing Date: **06/26/24**

List Price: **\$1,199,000**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,454**
Low Sqft:
Ttl Sqft: **1,454**

DOM

6
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Back Lane,Back Yard
Additional Parking,Alley Access,Double Garage Detached,Enclosed,Off Street,Oversized,Parking Pad,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **ENERGY STAR Qualified**
Equipment,Fireplace(s),Forced Air,Natural Gas

Sewer:
Ext Feat: **Garden,Private Entrance,Private Yard**

Construction: **Stone,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood,Marble**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Range,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garburator,Oven-Built-In,Refrigerator**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Storage,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Basement	9`9" x 7`3"
Bedroom	Basement	9`9" x 10`4"
Laundry	Basement	6`0" x 7`3"
Storage	Basement	5`8" x 15`2"
3pc Bathroom	Main	5`6" x 6`0"
Bedroom	Main	11`0" x 9`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Basement	12`3" x 9`10"
Kitchen	Basement	10`1" x 11`6"
Game Room	Basement	23`1" x 28`0"
Furnace/Utility Room	Basement	13`9" x 6`7"
4pc Ensuite bath	Main	10`6" x 8`0"
Dining Room	Main	10`11" x 14`0"

**Kitchen
Living Room**

**Main
Main**

**10`10" x 13`10"
16`11" x 19`8"**

**Laundry
Bedroom - Primary**
Legal/Tax/Financial

**Main
Main**

**6`5" x 11`6"
15`0" x 13`9"**

Title:
Fee Simple
Legal Desc:

2736HS

Zoning:
R-C1

Remarks

Pub Rmks:

Every now and then, the rare opportunity to own a unique ULTRA LUXURY CUSTOM HOME like this comes once in a lifetime - personifying your individualism of being the only person like you in existence. This exclusivity is evident not only in its masterful craftsmanship and high-end materials, but its unique value proposition in forward-thinking features that offer flexibility to grow with you: REINFORCED STEEL BEAMS in basement with option to build a second storey, endless possibilities with a 3 ft CONCRETE APRON beside the existing garage (build another double garage, home office, studio flex space), 200 AMP ELECTRICAL in the house, 100 AMP ELECTRICAL in the detached garage (roughed-in for EV Charging), and LEGAL 2-BED BASEMENT SUITE w/ SEPARATE STEAM LAUNDRY (multi-generational families, short/long-term rental investment) to name a few! The exceptional CURB APPEAL with full height stone feature and sleek contemporary black trim windows (LOW E3 WINDOWS throughout - energy efficient, UV protection, superior noise and solar heat reduction) gives you just a taste of the elegance you will find within. Once inside, this home tells the story of the well-travelled adventurer with custom imports from some of the most beautiful places in the world: CHANDELIER (Singapore), QUARTZ BACKSPLASH (Spain), textured WALL TILE in main full bath (Italy), and custom Kitchen Cabinets and Built-In storage and closets (Turkey). Imagine entertaining your guests in your exquisite modern chef's kitchen while you prepare them an unforgettable culinary experience: preparation on your WATERFALL QUARTZ COUNTER for appetizers is happening, one course is warming in the separate warming compartment, while the other is in the BUILT-IN convection oven. You continue to connect with your guests, walking over to your impressive display WINE RACK (roughed-in for climate control) and also the DUAL-ZONE BEVERAGE COOLER so you can serve some of your extensive drink collection. Ultimate comfort is important to you, so no matter the weather outside you are covered - 3 x GAS FIREPLACES (2 up, 1 down) and CENTRAL A/C. Convenience is built into the location: K-12 Schools (1 min), LRT Station (2 mins), Downtown (12 mins), Sarcee Tr, Crowchild Tr, Stoney Tr will ensure any commute is made simple. Don't miss the opportunity to continue your legacy in this home today... and for many years to come!

Inclusions:
Property Listed By:

**Built in Microwave
Real Broker**

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









