



THE
A-TEAM

**RE/MAX
FIRST**

2025 26 Street, Calgary T3E 2A3

MLS®#: **A2155401** Area: **Killarney/Glengarry** Listing Date: **08/06/24** List Price: **\$1,279,000**
 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: **289 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,062**
 Low Sqft:
 Ttl Sqft: **2,062**

DOM

43
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Gazebo,Landscaped**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,In Floor,Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

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

Int Feat: **Bar,Built-in Features,Central Vacuum,Kitchen Island,Open Floorplan,Quartz Counters,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	10`11" x 9`10"	Entrance	Main	6`2" x 11`2"
Kitchen With Eating Area	Main	13`11" x 17`6"	Dining Room	Main	10`11" x 11`7"
Living Room	Main	15`11" x 14`11"	Mud Room	Main	4`5" x 6`1"
2pc Bathroom	Main	3`1" x 6`3"	5pc Ensuite bath	Second	9`11" x 11`2"
Bedroom - Primary	Second	12`3" x 15`11"	Walk-In Closet	Second	5`5" x 7`6"
Laundry	Second	5`7" x 8`2"	Bonus Room	Second	11`2" x 16`4"

4pc Bathroom
Bedroom
3pc Bathroom
Game Room

Second
Second
Basement
Basement

6`2" x 10`11"
9`7" x 13`0"
5`3" x 9`9"
11`4" x 16`5"

Bedroom
Furnace/Utility Room
Bedroom

Second
Basement
Basement

9`9" x 13`1"
5`6" x 9`4"
14`7" x 11`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

56610

Remarks

Pub Rmks: **** OPEN HOUSE - SATURDAY SEPTEMBER 21, 2 pm to 4 pm ** FULLY LANDSCAPED | OVERSIZED INSULATED & DRYWALLED GARAGE | WEST BACK YARD | DESIGNER LIGHTING | ENGINEERED HARDWOOD | HIGH-END KITCHEN | CUSTOM BUILT-INS | HIGH-EFFICIENCY | 4 BEDROOMS & 3.5 BATHROOMS | FINISHED BASEMENT WITH HEATED FLOORS | LAVISH ENSUITE WITH HEATED FLOORS | AIR CONDITIONING | OUTSTANDING LOCATION | This impressive brand new, two storey home in the sought after family friendly neighbourhood of Killarney is situated across from a park and backing west. Pristine design entails modern finishings, exquisite attention to detail, and contemporary final touches. This main floor includes oversized windows that brightens the foyer, living room, formal open dining room, high-end kitchen, mudroom & natural light from front to back. The kitchen has designer finishes, quartz countertop that can seat 6 individuals, upgraded stainless steel appliances such as a gas cooktop, convection walloven and microwave. The second floor invites you to explore three bedrooms, a full-size upper floor laundry room, five-piece ensuite, a four-piece bath, a lavish & relaxing master retreat w/custom walk in closet and magnificent ensuite with a large soaker tub, double vanity & custom shower. The lower level includes a well layed out family room, a full three-piece bath, rec room & 4th bedroom. The backyard is perfect with a large yard and deck to enjoy the summer nights. This home is located mere minutes from downtown Calgary, the shops in Marda Loop, gyms, boutique fitness facilities, schools, grocery stores & any other amenities that complete the perfect inner city lifestyle. ** We have a second unit that is available to customize, completion would be roughly 30 days from finalizing selections****

Inclusions:
Property Listed By: **Air Conditioning, Hydronic heat Complete
eXp Realty**

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





