

632 26 Avenue, Calgary T2M 2E5

Mount Pleasant List Price: **\$2,288,800** MLS®#: A2155648 Area: Listing 08/06/24

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:

General Information

Prop Type: Residential Sub Type: Detached

City/Town: Calgary Year Built: 2022 Lot Information

Lot Sz Ar: Lot Shape:

5,425 sqft

Ttl Sqft:

Abv Saft:

Low Sqft:

Finished Floor Area

3,030

3,030

<u>Parking</u>

DOM

137

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park: 4 3 Garage Sz:

4 (3 1) 5.0 (5 0)

2 Storey

Access:

Lot Feat: Back Lane, Back Yard, Landscaped, Level, Rectangular Lot

Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Brick, Concrete, Stucco Sewer:

Flooring:

Ext Feat: **Balcony, Private Entrance, Private Yard** Carpet, Hardwood, Tile

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

Kitchen Appl: Bar Fridge,Built-In Gas Range,Built-In Oven,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator

Int Feat: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Wet

Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	19`8" x 16`10"	Dining Room	Main	11`9" x 14`0"
Den	Main	12`1" x 11`10"	Mud Room	Main	7`1" x 6`0"
3pc Bathroom	Main	8`11" x 6`0"	Kitchen	Main	13`8" x 20`2"
Living Room	Main	20`4" x 17`6"	Mud Room	Main	6`8" x 7`8"
Pantry	Main	5`6" x 7`8"	Bedroom - Primary	Upper	18`1" x 15`2"
5pc Ensuite bath	Upper	15`0" x 11`9"	Walk-In Closet	Upper	17`1" x 6`10"

Laundry 4pc Ensuite bath 4pc Ensuite bath Bedroom Game Room	Upper Upper Upper Basement Basement	9`6" x 6`6" 5`5" x 9`1" 5`1" x 9`5" 14`5" x 11`2" 23`1" x 1`6"	Bedroom Bedroom Exercise Room 4pc Bathroom Media Room	Upper Upper Basement Basement Basement	11`10" x 14`0" 12`2" x 15`3" 11`10" x 14`0" 5`2" x 9`4" 10`7" x 16`7"			
Storage	Basement	12`0" x 7`6"	Legal/Tax/Financial					
Title: Fee Simple Legal Desc:	3955R	Zoning: R-C2	Remarks					
Pub Rmks:	Welcome to this strikingly modern property in the vibrant neighborhood of Mount Pleasant. Luxury and elegance are prevalent in this stunning masterpiece. Ideally situated on a tree-lined street, this majestic 2 storey surrounds itself around million dollar homes. Featuring over 4,500 sq ft of developed living space with a legal carriage suite. Sitting on a large 45'x120' lot with exquisite curb appeal, you will fall in love with every detail this home offers. Showcasing exceptional millwork, solid core doors, high ceilings and white oak hardwood floors. An abundance of natural sunlight flows throughout the home with the help of beautiful grand Kulu tilt - turn windows all around the house. The main floor presents a home office, full bath and an open layout throughout this level creating a space that's ideal for entertaining! The luxurious kitchen is a chef's dream complete with high-end built-in appliance package, premium quartz countertops, custom and sleek white oak cabinetry and a massive centre island. The upper level features a grand primary bedroom retreat with large walk-in closet with custom shelving and a luxurious 5-piece ensuite with spa soaker tub, double vanity and jaw-dropping glass custom shower and in-floor heating. Two additional large bedrooms each outfitted with their own ensuite. The basement has been fully finished with in-floor heating, 4th bedroom, wet-bar/entertainment area, media room, gym/exercise room, den and a full bath with steam shower. The superb attention to detail and exquisite quality is carried through to the legal Carriage Suite above the Detached Triple Garage. The legal Carriage Suite offer 793 sq ft of luxurious living, full custom kitchen with stainless steel appliances, spacious living and dining area, 2 great sized bedroom and a beautiful bath finished with the highest quality materials. Outside, the large deck encourages outdoor dining, relaxation, and entertainment. This modern property is more that a home; it's a masterpiece designed for those who appreciate the fin							

Inclusions: n/a

Property Listed By: Century 21 Bravo Realty

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