



THE
A-TEAM

**RE/MAX
FIRST**

632 26 Avenue, Calgary T2M 2E5

MLS®#: **A2155648**

Area: **Mount Pleasant**

Listing Date: **08/06/24**

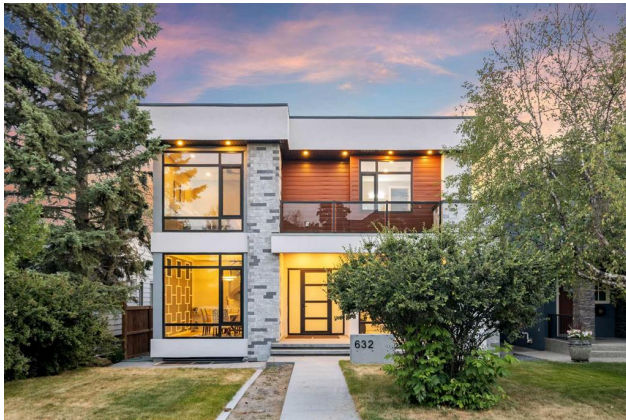
List Price: **\$2,288,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **5,425 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,030**

Low Sqft:

Ttl Sqft: **3,030**

DOM

43

Layout

Beds: **4 (3 1)**

Baths: **5.0 (5 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Rectangular Lot**
Park Feat: **Triple Garage Detached**

Utilities and Features

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

Construction: **Brick,Concrete,Stucco**
Flooring: **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

Room	Level	Dimensions
Foyer	Main	19`8" x 16`10"
Den	Main	12`1" x 11`10"
3pc Bathroom	Main	8`11" x 6`0"
Living Room	Main	20`4" x 17`6"
Pantry	Main	5`6" x 7`8"
5pc Ensuite bath	Upper	15`0" x 11`9"

Room	Level	Dimensions
Dining Room	Main	11`9" x 14`0"
Mud Room	Main	7`1" x 6`0"
Kitchen	Main	13`8" x 20`2"
Mud Room	Main	6`8" x 7`8"
Bedroom - Primary	Upper	18`1" x 15`2"
Walk-In Closet	Upper	17`1" x 6`10"

Laundry	Upper	9`6" x 6`6"	Bedroom	Upper	11`10" x 14`0"
4pc Ensuite bath	Upper	5`5" x 9`1"	Bedroom	Upper	12`2" x 15`3"
4pc Ensuite bath	Upper	5`1" x 9`5"	Exercise Room	Basement	11`10" x 14`0"
Bedroom	Basement	14`5" x 11`2"	4pc Bathroom	Basement	5`2" x 9`4"
Game Room	Basement	23`1" x 16`8"	Media Room	Basement	10`7" x 16`7"
Storage	Basement	12`0" x 7`6"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **3955R**

Remarks

Pub Rmks: **OPEN HOUSE: SUN SEPT 8 2PM - 4PM 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 than a home; it's a masterpiece designed for those who appreciate the finer things in life while valuing the warmth of a community, with local parks, cafes, and shops just a stroll away. Its close proximity to downtown means you're never far from the vibrant city life, yet secluded enough to enjoy the tranquility of suburban living. It represents the perfect blend of luxury, functionality, and location, awaiting to welcome you to your new lifestyle. Don't miss out on this amazing opportunity - CALL TODAY to book your PRIVATE TOUR!**

Inclusions: **n/a**
 Property Listed By: **Century 21 Bravo Realty**

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