



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2432 26 Avenue, Calgary T2M 2G9**

MLS®#: **A2161806**      Area: **Banff Trail**      Listing Date: **08/30/24**      List Price: **\$1,099,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 16-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,998 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Level,Private**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **2,010**  
 Low Sqft:  
 Ttl Sqft: **2,010**

DOM

**159**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Stucco,Veneer,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Range,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

| Room        | Level    | Dimensions    | Room              | Level    | Dimensions     |
|-------------|----------|---------------|-------------------|----------|----------------|
| Living Room | Main     | 14`6" x 14`1" | Kitchen           | Main     | 13`6" x 13`1"  |
| Dining Room | Main     | 15`6" x 10`7" | Breakfast Nook    | Main     | 13`6" x 7`0"   |
| Foyer       | Main     | 6`7" x 8`5"   | Mud Room          | Main     | 5`10" x 10`3"  |
| Loft        | Second   | 16`4" x 9`0"  | Bedroom - Primary | Second   | 13`0" x 14`5"  |
| Bedroom     | Second   | 9`9" x 14`1"  | Bedroom           | Second   | 9`10" x 12`1"  |
| Laundry     | Second   | 6`7" x 5`7"   | Family Room       | Basement | 18`10" x 20`3" |
| Bedroom     | Basement | 9`8" x 13`2"  | Kitchenette       | Basement | 10`1" x 4`2"   |

5pc Ensuite bath  
2pc Bathroom

Second  
Main

0`0" x 0`0"  
0`0" x 0`0"

4pc Bathroom  
4pc Bathroom  
Legal/Tax/Financial

Second  
Basement

0`0" x 0`0"  
0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

**3690AR**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **\*See the 3D Video\* Welcome to this exquisite home that exemplifies luxury and attention to detail. The main floor impresses with its 10-foot over-height ceilings, creating a spacious and airy ambiance. Quality craftsmanship is showcased throughout, featuring 7.5-inch oak hardwood flooring that extends from the main floor to the hallway on the 2nd floor, master bedroom, and walk-in closet. The modern kitchen is a culinary enthusiast's dream, boasting granite backsplash and countertops, a large central waterfall island, and integrated stainless steel Bosch appliances. Adjacent to the kitchen is a generous dining area with ample natural light, while the family room offers a beautifully decorated 3-sided gas fireplace. On the other side of the kitchen you will find a functional breakfast nook with a sliding door leading to the sunny back deck. The practical mudroom provides storage and seating. The bathrooms offer luxurious retreats with LED mirrors, dimmable lighting, colour temperature change and anti-fog functionality. The beautiful master bedroom features a vaulted ceiling and an extra large window. The master bathroom includes a heated tile floor and a modern shower area equipped with steam unit to function as a sauna creating a warm environment for relaxation and therapeutic purposes. The second and third bedrooms are filled with light and spacious enough to accommodate a queen-size bed. The loft on the second floor serves as an ideal space for studying or working from home, and a convenient 4-piece bathroom is located near the additional bedrooms. The well-designed lower level features a welcoming family room, a large dining area, a dreamy wet bar with soft-closing cabinets, a fourth bedroom with ample natural light, and another 4-piece bathroom. Additional features of this exceptional home include custom-built closet organizers, 10-foot flat ceilings on the main floor and 9-foot ceilings on the upper and lower levels, a second-floor laundry room with custom built cabinets, a sunny backyard, rough-in for an Air Conditioning System, hydronic in-floor heating rough-ins in the basement. The double detached garage is drywalled and insulated on both the wall and ceiling which provides convenience and ample storage space. This home is a true masterpiece, seamlessly combining elegance, functionality, and exceptional design.**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bamber Realty LTD.**

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























