



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)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,010

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,010

Lot Information

Lot Sz Ar:

2,998 sqft

Lot Shape:

DOM

95

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Lawn,Landscaped,Level,Private

Double Garage Detached

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
Living Room	Main	14`6" x 14`1"
Dining Room	Main	15`6" x 10`7"
Foyer	Main	6`7" x 8`5"
Loft	Second	16`4" x 9`0"
Bedroom	Second	9`9" x 14`1"
Laundry	Second	6`7" x 5`7"
Bedroom	Basement	9`8" x 13`2"

Room	Level	Dimensions
Kitchen	Main	13`6" x 13`1"
Breakfast Nook	Main	13`6" x 7`0"
Mud Room	Main	5`10" x 10`3"
Bedroom - Primary	Second	13`0" x 14`5"
Bedroom	Second	9`10" x 12`1"
Family Room	Basement	18`10" x 20`3"
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













