

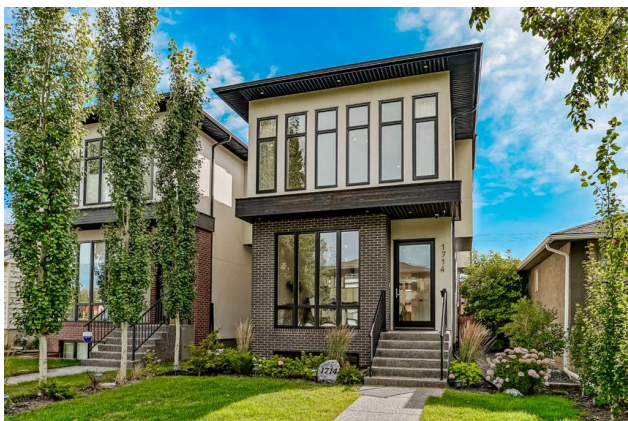


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1714 26A Street, Calgary T3C 1L1**

MLS®#: **A2162148**      Area: **Shaganappi**      Listing Date: **09/05/24**      List Price: **\$1,125,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **3,121 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,006**  
 Low Sqft:  
 Ttl Sqft: **2,006**

DOM

**13**  
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,City Lot,Lawn,Landscaped,Street Lighting,Private,Rectangular Lot**  
 Park Feat: **Double Garage Detached,Garage Door Opener,Insulated,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor Roughed-In,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 9`2"	Flex Space	Main	10`5" x 11`6"
Kitchen	Main	9`6" x 12`10"	Dining Room	Main	8`3" x 13`8"
Living Room	Main	11`5" x 13`7"	Bedroom - Primary	Second	14`1" x 16`0"
Bedroom	Second	11`8" x 11`8"	Bedroom	Second	10`1" x 11`3"
Laundry	Second	5`10" x 8`1"	Family Room	Lower	14`1" x 14`8"
Other	Lower	3`0" x 5`9"	Bedroom	Lower	10`11" x 14`8"

<b>Storage</b>	<b>Lower</b>	<b>4`6" x 15`6"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>5`5" x 9`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`11" x 6`7"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>5`11" x 9`1"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`0" x 12`0"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>5`6" x 9`6"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C2**  
 Legal Desc: **1910482**

Remarks

Pub Rmks: **\*\*OPEN HOUSE SUN SEPT 15TH 1-3PM\*\* Welcome to this STUNNING custom-built detached home by Casil Homes with approx 3000 sqft of finished living space throughout! Every inch of this home exudes quality and attention to detail. From the moment you enter, the inviting office/flex space welcomes you, setting the tone for the elegance that follows. The main floor boasts soaring 10FT ceilings, gorgeous hardwood floors, and deep closets at both front and back entrances providing ample space for all your storage needs. \*\*The heart of this home is the GOURMET kitchen, featuring 3" thick quartz countertops, generous kitchen island, upgraded ceiling-height cabinets, decorative tray ceiling, and top-of-the-line appliances, including a massive side-by-side fridge/freezer, GAS stove with chimney-style hood fan, built-in microwave, and dishwasher. The living room, complete with a gas fireplace and beautiful tile surround, is the perfect place to relax or entertain with floor to ceiling sliding doors looking out to the backyard oasis. \*\*Upstairs, the spacious primary bedroom w/ 10 ft ceilings offers a luxurious retreat with a spa-like 5-piece ensuite, built-ins in the walk-in closet, and floor to ceiling windows. The second and third bedrooms are generously sized, with the third featuring a walk-in closet. Natural light floods the home through skylights and transom windows, including vaulted ceilings adding to the bright and airy ambiance. \*\*The fully finished SUNSHINE basement provides even more living space, with a cozy rec room, more built-ins, a wet bar, and a fourth bedroom with a 4pc bathroom. The rough-in for in-floor heating adds future potential for ultimate comfort. \*\*Outside, the owners have enhanced the very private fully fenced backyard by adding a composite deck with a massive Cedar pergola, perfect for outdoor gatherings. The stucco siding, finished garage (insulated and drywalled), serene fire accent, and gas line for your BBQ complete this home's impressive list of exterior features. \*\*Additional highlights include upgraded lighting throughout, Berber carpet upstairs and down, Hunter Douglas and Restoration Hardware blinds (some on remote), central air conditioning, 9Ft ceilings in the basement, and a thoughtfully designed layout that maximizes both space and function. \*\*This home is a true gem, blending luxury, comfort, and style in a desirable location. Don't miss the opportunity to make it yours!\*\***

Inclusions: **TV Mounts**  
 Property Listed By: **eXp Realty**

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

