



THE
A-TEAM

**RE/MAX
FIRST**

637 26 Avenue, Calgary T2E 2E6

MLS®#: **A2170097**

Area: **Mount Pleasant**

Listing Date: **10/02/24**

List Price: **\$1,688,888**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 18-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,939 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Garden,Low Maintenance Landscape,Landscaped,Paved,Private,Rectangular Lot**

Park Feat: **Triple Garage Detached**

DOM

43
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Utilities and Features

Roof: **Rubber**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Garden,None**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Humidifier,Instant Hot Water,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings**

Int Feat: **Bookcases,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Skylight(s),Soaking Tub,Stone Counters,Storage,Tankless Hot Water**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Upper	6`0" x 5`3"
5pc Bathroom	Second	11`1" x 13`2"
Bedroom	Second	11`4" x 15`7"
Bedroom - Primary	Second	17`11" x 23`9"
Foyer	Main	9`10" x 7`4"

Room	Level	Dimensions
Bedroom	Upper	13`5" x 13`11"
5pc Ensuite bath	Second	11`9" x 17`2"
Bedroom	Second	11`2" x 15`8"
Dining Room	Main	14`1" x 8`8"
Kitchen	Main	17`10" x 22`9"

Mud Room
4pc Bathroom
Laundry
Furnace/Utility Room

Main
Basement
Basement
Basement

6`6" x 9`0"
5`11" x 9`11"
11`7" x 9`11"
8`9" x 9`3"

Living Room
Family Room
Game Room

Main
Basement
Basement

15`10" x 18`6"
14`11" x 18`7"
16`11" x 15`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1413113

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to an architectural masterpiece inspired by L.A. contemporary living, nestled in the sought-after community of Mount Pleasant, just steps away from Confederation Park. This award-winning home offers over 3,700SqFt of flawlessly designed space, delivering luxury and sophistication at every turn. Upon entering, you're greeted by an open-to-above entrance featuring a striking three-storey brick wall adorned with glass railings. Classic cement matte tiles seamlessly flow into exotic Acacia hardwood that runs throughout the home, exemplifying the meticulous attention to detail. The main level boasts 12' ceilings and a super stylish kitchen, outfitted with high-gloss white cabinetry and bifold uppers, complemented by a substantial walnut-finished island. The kitchen's stunning design is highlighted by a 3D stainless steel honeycomb mosaic backsplash and Caesarstone counters, paired with top-of-the-line appliances from Sub-Zero and JennAir. Floor-to-ceiling windows and sliding doors open to a south-facing yard, complete with a freshly stained cedar deck and lower patio area, perfect for alfresco dining and entertaining. Descend a level to the spacious living area, featuring a bespoke hexagon-tiled fireplace and built-ins. Ascend to the upper level to find a large home office (or 4th bedroom) bathed in natural light, along with a powder room. The master suite is a level up and is nothing short of spectacular, offering 24' of custom closets, including glass display shelving. The en-suite bathroom is a sanctuary adorned with imported Italian porcelain tiles, heated floors, a huge soaker tub, a walk-in shower with dual shower heads, and a natural pebble stone base. Dual vanities and abundant storage complete this luxurious space. 2 additional bedrooms and a full family bathroom, along with a laundry space prepped for a stacker washer/dryer, add to the convenience. The lower level features a large recreation room, a 4th bathroom, a spacious laundry room with ample storage, and a media room, making this home ideal for both relaxation and entertainment. Meticulously cared for, this home includes many upgrades such as a reverse osmosis water system, on-demand hot water, air conditioning, designer lighting and numerous exterior enhancements including granite urban ledge stone and upgraded aluminum "wood-look" soffits. The stamped concrete pathways and a perfectly engineered drainage system ensure both functionality and aesthetic appeal. Enjoy easy access to Downtown Calgary, trendy Kensington shops and eateries, and YYC airport, all while being just a quick escape from city life for mountain getaways. The backyard offers a private sanctuary with just the right amount of landscaping and access to a triple detached garage with a paved back alley.**

Inclusions:
Property Listed By:

N/A
CIR Realty

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











