



THE
A-TEAM

**RE/MAX
FIRST**

2430 26 Avenue, Calgary T2M 2G9

MLS®#: **A2179602** Area: **Banff Trail** Listing Date: **11/16/24** List Price: **\$1,099,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **3,000 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Level,Paved**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,003**
 Low Sqft:
 Ttl Sqft: **2,003**

DOM

17
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`7" x 13`10"	Dining Room	Main	12`6" x 11`4"
Kitchen	Main	15`8" x 19`6"	Foyer	Main	7`5" x 11`7"
Bedroom - Primary	Second	13`4" x 19`2"	Bedroom	Second	9`9" x 14`10"
Bedroom	Second	10`1" x 11`5"	Loft	Second	10`6" x 8`3"
Game Room	Basement	15`3" x 32`3"	Kitchenette	Basement	10`8" x 4`3"
Bedroom	Basement	13`9" x 10`10"	Laundry	Second	9`2" x 5`9"
5pc Ensuite bath	Second		4pc Bathroom	Second	

2pc Bathroom

Main

4pc Bathroom
Legal/Tax/Financial

Basement

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

3690AR

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 gas fireplace 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, and anti-fog functionality. The beautiful master bedroom features a vaulted ceiling, an extra large window and a massive walk-in closet. The master bathroom includes a heated tile floor and a modern shower area 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, built-in speakers, 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 and a rough-in for a Central Vacuum. The double detached garage is drywalled and insulated on the walls 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











