\$965,000 - 3015 26 Street Sw, Calgary

MLS® #A2256656

\$965,000

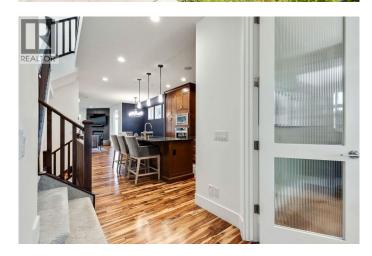
4 Bedroom, 4.00 Bathroom, 2,124 sqft Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this stylish inner city home in the highly desirable community of Killarney! Offering 3,182 sqft of developed living space, this custom build spared no expense. From the lower level to the top floor, enjoy 9 ft ceilings, dual climate controls with in-floor heating, and a smart home system featuring MYQ, SENSI, and in ceiling speakers for SONOS automation on every level. Off the front entry sits a custom built office designed by the Koehn Design Team, complete with French doors for privacy and shaded by the beautiful mature oak tree out front. The modern chef's kitchen boasts custom cabinetry, quartz countertops, a large island with seating, and stainless steel appliances, opening onto a spacious dining area and a cozy living room with a gas fireplace and updated tile surround. Step outside to one of the finest outdoor living spaces you'II find. Trex decking, a sun soaked west facing backyard, and lush gardens enhanced by underground sprinklers. Featuring a gravelled dog and double garage with dual EV chargers on a paved back lane.Upstairs, you'II find 3 spacious bedrooms including a primary retreat with spa-inspired ensuite and walk-in closet, plus upper-level laundry and skylights that flood the home with natural light. The fully finished basement includes a large rec room, wet bar, full bath, and a flex/guest room currently set up as a home gym. Additional highlights include - Open to below staircase, Hot Water on Demand, Acacia Hardwood floors, new







paint and carpets (2021), Air conditioning perfect for Calgary summers, and incredible
curb appeal on a quiet tree lined street. All this
just minutes from downtown, Marda Loop,
schools, parks, and transit.A must-see home in
one of Calgary's most sought after
neighbourhoods! (id:6289)

Built in 2014

Essential Information

Listing # A2256656 Price \$965,000

Bedrooms 4

Bathrooms 4.00

Half Baths 1

Square Footage 2,124 Acres 0.07 Year Built 2014

Type Single Family

Sub-Type Freehold

Community Information

Address 3015 26 Street Sw Subdivision Killarney/Glengarry

City Calgary
Province Alberta
Postal Code T3E2B3

Amenities

Amenities Park, Playground, Recreation Nearby, Schools, Shopping

Features Back lane, Wet bar, No Smoking Home

Parking Spaces 2

Parking Detached Garage

of Garages 2

Interior

Appliances Refrigerator, Gas stove(s), Dishwasher, Microwave, Oven - Built-In,

Hood Fan, Washer & Dryer

Heating Natural gas Forced air, In Floor Heating

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Exterior

Exterior Stone, Stucco

Exterior Features Fruit trees, Garden Area, Landscaped, Underground sprinkler

Foundation Poured Concrete

Listing Details

Listing Office CIR Realty





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