

632 26 Avenue NW  
Calgary, Alberta

MLS # A2190766



## \$2,279,900

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,039 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped, Street Lighting, Paved, Rectangul		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, See Remarks, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Pantry, Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Built-in Hood Fan, Wine Cooler		

Welcome to this stunning, modern architecture with a total of 4,359 sq ft of luxurious Elegance. Located steps to Confederation Park in the sought after community of Mount Pleasant, Calgary Inner City. Open design foyer is sure to impress! The many high-end features include flat painted ceilings throughout, 10' ceilings on main, 9' on upper & lower levels, built-in speakers, Wide plank light oak wood floors(engineered Harwood) on up & main +wood staircase+10 mm glass railings, wide staircase, pot lights, feature walls; solid core doors, quartz counters throughout, LED lights, 5 full bathrooms, energy efficient HVAC boiler system, hot water on demand, 2 furnaces, basement in-slab heat, R/I air-condition, W-softener. Mn floor features a den and dining with floor to ceiling windows, formal dining rm features a gorgeous feature wall and coffered ceilings. (Main floor den can be used as a bedroom with the MAIN FLOOR 3-piece bathroom). The inviting Chef's delight kitchen is built for entertaining and highlights the elegant craftsmanship - shaker style European cabinets, high end SS appliances, quartz counters, full backsplash tiled, under cabinet lighting, rift wood oak kitchen island with breakfast bar & walk-in pantry. Enjoy relaxing evenings in the spacious living room with stylistic, designer quartz 2-piece Fire place & pot light shelving + wood feature wall with back drop lighting. Double patio doors to large dura deck with glass railings. Mudroom features custom built-in bench & closets, leading to the kitchen. Upper level exudes luxury & comfort, primary bedroom with balcony, floor to ceiling windows, deluxe, spa-like ensuite with heated tiles, vanity, shower & stand-alone soaker tub, walk-in closet with seat, mirror & window. The other 2 upper bedrooms comes with ensuite bathrooms and walk-in closets . Upper laundry- sink, cabinets & window. The tilt & turn

windows are larger throughout the home from which flows an abundance of natural light. Hop into the lower level where the stage is set to fulfil your many desires of comfort & relaxation, enjoy that special movie in the beautiful Media/theatre with built-in speakers, wired for projector & sound system, or a glass of wine from the WET BAR; an exercise room, steam shower and in-slab heat. Wait there's more, above the triple garage is a legal Carriage house self-contained suite 742 sq ft, comprising of a spacious kitchen with SS appliances, two bedrooms, a full bathroom, ensuite laundry & lots of windows. The triple garage is complete and features R/I heat, next to the garage is a parking pad for extra parking. The carriage house can be rented, used as a nanny or guest suite. The home sits on a wide Lot 45 x 120. Timeless functionality & sophistication make this Masterpiece the perfect home. Superb location, steps to the confederation park, minutes to Down Town, UOC, SAIT, Foothills hospital, groceries, shopping, transport & More. Fully landscaped and fenced. Best of all... it can be yours !