

# \$989,900 - 3005 26 Street Sw, Calgary

MLS® #A2118517

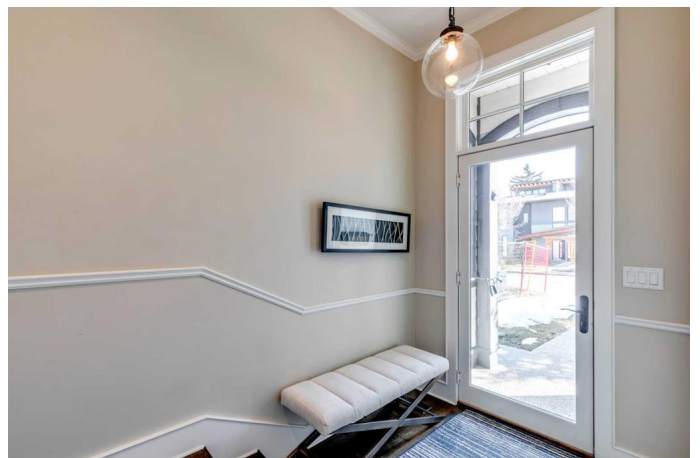
**\$989,900**

4 Bedroom, 4.00 Bathroom, 1,984 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

HARDIE BOARD & CEDAR SHAKE EXTERIOR | PROFESSIONALLY LANDSCAPED | HEATED DOUBLE GARAGE | EXPOSED AGGREGATE WALKS AND PATIO | WEST BACK YARD | HARDWOOD | HIGH-END KITCHEN | CUSTOM BUILT-INS | BUILT-IN SPEAKERS | FINISHED BASEMENT WITH A WET BAR | ENSUITE WITH STEAM SHOWER & HEATED FLOORS | OUTSTANDING LOCATION! Step into luxury and comfort with this meticulously crafted custom-built home. Nestled on a quiet street in one of the best parts of Killarney. This architectural masterpiece offers a seamless blend of modern design and timeless elegance. Boasting 4 bedrooms, 3.5 bathrooms, main floor office, and dedicated mudroom and 1,984 sq. ft. above grade of exquisite living space plus 978 sq. ft down, every detail of this home has been carefully curated for the discerning buyer. In this home you will find a gourmet kitchen featuring full height custom site-finished cabinetry and top-of-the-line appliances (Viking, SubZero, Miele), extensive built-ins in almost every room, flat painted ceilings, quartz countertops and Hunter Douglas blinds throughout, a primary ensuite steam shower, in floor heating in both bathrooms upstairs, Navien tankless hot water, in slab heating, wired audio and a heated double garage! Outside, relax and entertain in the stunning outdoor professionally landscaped yard featuring a hot tub and Rainbird irrigation system. Every inch of this



home exudes sophistication. EXPERIENCE UNPARALLELED CRAFTSMANSHIP, AND SUPERIOR QULAITY IN EVERY CORNER OF THE BESPOKE RESIDENCE. Welcome home to a lifestyle of relaxation and refinement.

Built in 2010

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2118517               |
| Price          | \$989,900              |
| Sold Price     | \$985,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,984                  |
| Acres          | 0.07                   |
| Year Built     | 2010                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 3005 26 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3H 2B3             |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Double Garage Detached, Heated Garage |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Bar, Bookcases, High Ceilings, No Animal Home, No Smoking Home, |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                                                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Skylight(s), Steam Room                                                                                                                                                                                       |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Humidifier, Instant Hot Water, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating         | High Efficiency, In Floor, Forced Air, Natural Gas                                                                                                                                                            |
| Cooling         | Central Air                                                                                                                                                                                                   |
| Fireplace       | Yes                                                                                                                                                                                                           |
| # of Fireplaces | 1                                                                                                                                                                                                             |
| Fireplaces      | Gas                                                                                                                                                                                                           |
| Has Basement    | Yes                                                                                                                                                                                                           |
| Basement        | Finished, Full                                                                                                                                                                                                |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                          |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Cedar, Composite Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2024 |
| Date Sold      | April 22nd, 2024 |
| Days on Market | 10               |
| Zoning         | DC               |
| HOA Fees       | 0.00             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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