

\$1,100,000 - 1714 26a Street Sw, Calgary

MLS® #A2162148

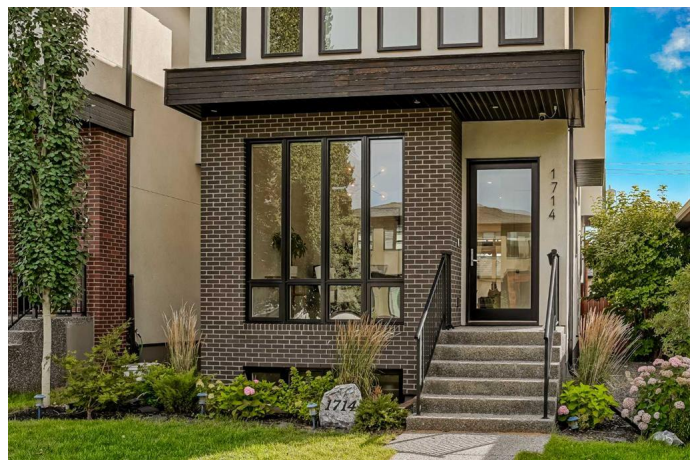
\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,007 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

****Welcome to this STUNNING custom-built detached home by Casil Homes with approx 3000 sqft of finished living space throughout! Every inch of this home exudes quality and attention to detail. From the moment you enter, the inviting office/flex space welcomes you, setting the tone for the elegance that follows. The main floor boasts soaring 10FT ceilings, gorgeous hardwood floors, and deep closets at both front and back entrances providing ample space for all your storage needs. **The heart of this home is the GOURMET kitchen, featuring 3" thick quartz countertops, generous kitchen island, upgraded ceiling-height cabinets, decorative tray ceiling, and top-of-the-line appliances, including a massive side-by-side fridge/freezer, GAS stove with chimney-style hood fan, built-in microwave, and dishwasher. The living room, complete with a gas fireplace and beautiful tile surround, is the perfect place to relax or entertain with floor to ceiling sliding doors looking out to the backyard oasis. **Upstairs, the spacious primary bedroom w/ 10 ft ceilings offers a luxurious retreat with a spa-like 5-piece ensuite, built-ins in the walk-in closet, and floor to ceiling windows. The second and third bedrooms are generously sized, with the third featuring a walk-in closet. Natural light floods the home through skylights and transom windows, including vaulted ceilings adding to the bright and airy ambiance. **The fully finished SUNSHINE basement provides even more living space,**



with a cozy rec room, more built-ins, a wet bar, and a fourth bedroom with a 4pc bathroom. The rough-in for in-floor heating adds future potential for ultimate comfort. **Outside, the owners have enhanced the very private fully fenced backyard by adding a composite deck with a massive Cedar pergola, perfect for outdoor gatherings. The stucco siding, finished garage (insulated and drywalled), serene fire accent, and gas line for your BBQ complete this homeâ€™s impressive list of exterior features. **Additional highlights include upgraded lighting throughout, Berber carpet upstairs and down, Hunter Douglas and Restoration Hardware blinds (some on remote), central air conditioning, 9Ft ceilings in the basement, and a thoughtfully designed layout that maximizes both space and function. **This home is a true gem, blending luxury, comfort, and style in a desirable location. Donâ€™t miss the opportunity to make it yours!**

Built in 2019

Essential Information

MLS® #	A2162148
Price	\$1,100,000
Sold Price	\$1,057,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,007
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1714 26a Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1L1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated, Off Street

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Central Air Conditioner, Bar Fridge, Garage Control(s), Gas Stove, Microwave, Window Coverings
Heating	Natural Gas, Forced Air, In Floor Roughed-In
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Lawn, Landscaped, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	October 26th, 2024
Days on Market	51

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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