



GRASSROOTS
REALTY GROUP

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3680 26 Avenue SW
Calgary, Alberta

MLS # A2275499



\$759,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,671 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Custom built attached two storey 4 Bedroom, 3.5 baths in popular inner city Killarney. Double garage plus a gravel parking pad large enough for a 45 ft RV. Main floor engineered hardwood flooring, 10 foot ceilings with speakers and numerous recessed lighting, modern kitchen cabinetry - floor to ceiling, quartz counters including an expansive island with waterfall feature and breakfast bar, complete Bosch stainless appliances, Gas cooktop, Range Hood, SxS Fridge, built-in Microwave and wall oven, Island Dishwasher. Linear gas fireplace in living room surrounded by cabinetry, large rear mudroom and powder room. 3 spacious bedrooms upstairs, large common 4 pce bath, 3 skylights, large master bedroom with 5 pce Ensuite and walk-in closet, deep soaker tub and large glass shower, large laundry room with floor to ceiling cabinets, front load washer/Dryer and a laundry sink. The basement offers a large open media space with expansive and open wet bar, 3 pce bath with large glass shower, 1 additional bedroom and a den. Outdoors space is fully landscaped, fenced and double detached garage. An additional gravel parking space on south side of fence (approx 13 ft wide and 45 ft long)