



**GRASSROOTS**  
REALTY GROUP

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218 26 Avenue NW  
Calgary, Alberta

MLS # A2324934



**\$920,000**

|           |                                   |        |                  |
|-----------|-----------------------------------|--------|------------------|
| Division: | Tuxedo Park                       |        |                  |
| Type:     | Residential/Duplex                |        |                  |
| Style:    | 2 Storey, Attached-Side by Side   |        |                  |
| Size:     | 1,955 sq.ft.                      | Age:   | 2018 (8 yrs old) |
| Beds:     | 4                                 | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached, Insulated |        |                  |
| Lot Size: | 0.07 Acre                         |        |                  |
| Lot Feat: | Back Lane, Rectangular Lot        |        |                  |

|             |                           |            |        |
|-------------|---------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas   | Water:     | Public |
| Floors:     | Carpet, Hardwood, Tile    | Sewer:     | -      |
| Roof:       | Asphalt Shingle           | Condo Fee: | -      |
| Basement:   | Full                      | LLD:       | -      |
| Exterior:   | Stone, Stucco, Wood Frame | Zoning:    | R-CG   |
| Foundation: | Poured Concrete           | Utilities: | -      |

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** N/A

Sleek, Modern, and Bathed in Natural Light! Welcome to this beautifully designed contemporary home featuring impressive 9-foot ceilings on ALL three floors, 6-inch wide-plank flooring, and a seamless open-concept layout that allows light to pour effortlessly from front to back. The heart of the home is a chef-inspired kitchen outfitted with bright quartz countertops, a premium KitchenAid appliance package with a gas cooktop, an abundance of storage, and a massive central island perfect for entertaining. A dedicated tech/drop zone offers the perfect spot for laptops or cookbooks. The main level is completed by flat painted ceilings, a spacious dining area, and a stunning great room anchored by a 42-inch linear gas fireplace with sophisticated staggered shelving and a designer tile surround. An abundance of oversized windows and two upper skylights ensure the entire home feels remarkably bright and airy. Upstairs, the executive layout features 8-foot solid-core doors, a convenient laundry room with sink, a 5-piece main bath, and two secondary bedrooms with large closets. The grand primary suite showcases soaring vaulted ceilings, a spacious walk-in closet with custom built-ins, and a spa-like 5-piece ensuite complete with a relaxing jet tub and heated floors. The fully finished lower level is an entertainment haven, boasting a large recreation room with a second gas fireplace, a wet bar, a dedicated storage/wine room, a 4-piece bathroom, and a massive fourth bedroom with its own walk-in closet. Outside, enjoy the low-maintenance landscaping with exposed aggregate sidewalks and a double detached garage. The home features central air conditioning throughout along with a newer hot water tank. Combining high-end architectural details with everyday functionality, this turnkey property is a must-see.

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