



**GRASSROOTS**  
REALTY GROUP

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507 26 Avenue NE  
Calgary, Alberta

MLS # A2340785



**\$1,418,888**

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | Winston Heights/Mountview                                                |        |                  |
| Type:     | Residential/House                                                        |        |                  |
| Style:    | 2 Storey                                                                 |        |                  |
| Size:     | 2,729 sq.ft.                                                             | Age:   | 2025 (1 yrs old) |
| Beds:     | 4                                                                        | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached, Heated Garage                                    |        |                  |
| Lot Size: | 0.09 Acre                                                                |        |                  |
| Lot Feat: | Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, |        |                  |

|             |                                                                                                                                                               |            |      |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                       | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                                        | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                               | Condo Fee: | -    |
| Basement:   | Full                                                                                                                                                          | LLD:       | -    |
| Exterior:   | Brick, Composite Siding, Stucco, Wood Frame                                                                                                                   | Zoning:    | R-C2 |
| Foundation: | Poured Concrete                                                                                                                                               | Utilities: | -    |
| Features:   | Bar, Bookcases, Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows |            |      |
| Inclusions: | Garage heater, 2 wine coolers, oven built-in and oven with gas range                                                                                          |            |      |

Welcome to this thoughtfully designed, luxurious new build. From the moment you arrive, you'll be impressed by the stunning combination of Hardie board, brick, and stucco, complemented by a heated double attached garage and an oversized aggregate driveway. Step inside to discover a curated blend of architectural features, custom craftsmanship, and high-end finishes, creating a refined and cohesive aesthetic. The foyer welcomes you with 9-foot ceilings, a hanging chandelier, and an impressive open-to-above design. The main level features soaring 10-foot ceilings, an open-concept layout, expansive windows, and a striking staircase, showcasing a remarkable sense of volume and natural light. Hardwood flooring extends throughout the main and upper levels, including the stairs, while high-end upgrades, built-in speakers, flat-painted ceilings and an exquisite lighting package, further enhance the home's sophisticated character. The chef-inspired kitchen is a true standout, featuring exquisite high-end cabinetry, premium finishes, a pro-series wide refrigerator, gas range, built-in oven, built-in microwave, quartz countertops, and an expansive island with breakfast bar, designed for both everyday living and entertaining. A walk-in pantry, stone-tiled backsplash, under-cabinet lighting + cabinet-floor lighting, create a visual impact. The dining area flows seamlessly into the expansive living room, highlighted by a dramatic floor-to-ceiling fireplace that serves as a striking focal point. A stylish bar adds an additional layer of functionality, while patio doors open to a large deck with a south-facing backyard. The upper-level features 9-foot ceilings and a versatile loft, providing an ideal setting for a home office or the option to convert it into a 4th bedroom. Also featured are a 5-piece bathroom and a lavish laundry room complete with

a sink, ample storage, and a window. The luxurious primary retreat is designed as a private sanctuary, featuring a 6-piece, spa-inspired ensuite with heated tiles, a freestanding tub, oversized shower with body jets, handheld and rain showers, dual vanity, and an elegant walk-in closet. The third bedroom offers an additional distinctive feature, with patio doors leading to its own private balcony. The fully developed lower-level features 9-foot ceilings and an impressive media/rec room with built-ins, built-in speakers, a wet bar, and a gym that can also be utilized as an additional bedroom; a full bathroom, another bedroom, and utility room complete this level. The utility room features two furnaces, R/I AC, + R-I floor heat. Situated on a wide & deep 130' Lot, this home is just steps from the prestigious Winston Golf Course. Fabulous location with quick access to Deerfoot Tr, 16th Ave, U of C, SAIT, hospitals, D/T, schools, airport & more. This exquisite home is move-in ready and presents a great opportunity to make this remarkable property your own.