

**4399 26 Avenue SE**  
**Calgary, Alberta**

**MLS # A2206933**



**\$829,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Dover   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,277 sq.ft.  | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, C |               |                  |
| <b>Lot Size:</b> | 0.09 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | RC-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Welcome to your new dream home situated on a 33 foot wide lot. This meticulously built home has it ALL!! Some of the interior finishes include: - 9 foot ceilings on main floor and basement - Gas Fireplace w/ Custom Mantle - Custom Chefs&rsquo; Kitchen w/ Ceiling Height Light-up Glass Cabinets, Garbage Pullout and Upgraded Hardware - Stainless-Steel Kitchen Appliances w/ Built-in Microwave - Granite countertops and tiled backsplash - Custom MDF work and custom wall panels throughout home - Vinyl plank flooring on the main floor & lower level stairs and suite - Carpeted Bedrooms - Air Conditioning (A/C) - Front load oversized laundry machines - 5pc master ensuite w/ oversized tub and upgraded faucet - Rare Loft/Bonus Room on upper floor - Basement Secondary Suite Complete w/ Separate Furnace Some of the exterior features include: - Large Rear Patio Space Great For Entertaining - Air Conditioner (A/C) Unit - Rear Lane with Backyard & Garage Access - Heated Double Car Garage, Fully Insulated, Drywalled & Painted - \$38000.00 Fully Paid Solar Panel Package Included - Separate Side Entrance to Legal Registered Secondary Suite - Fully Fenced and Landscaped - Legal Exterior Private Parking Pad - And So Much MORE&hellip;!!! This home is located close to transit, schools, playgrounds, restaurants, shopping and so much more. Easy and quick access to Deerfoot and Stoney Trail. Don&rsquo;t miss out on your chance to own this high end unique rare custom home that also has a 2 bedroom mortgage helper in the basement. Call your favorite Realtor today to book your private viewing, as this charming home won&rsquo;t last long!