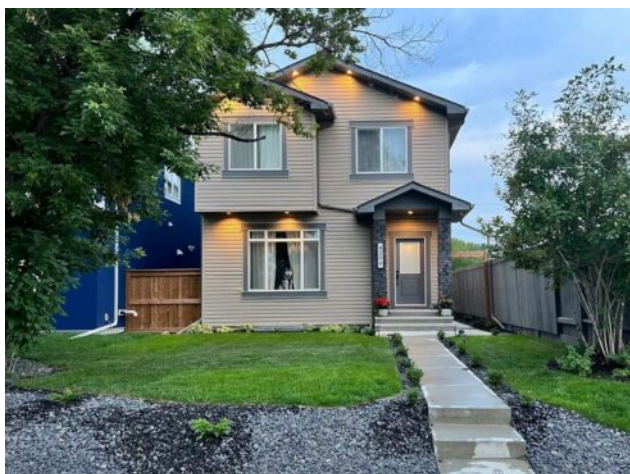


4399 26 Avenue SE
Calgary, Alberta

MLS # A2206933



\$829,000

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

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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!! Including a Legal Secondary Basement Suite. Some of the interior finishes include: - 9 foot ceilings on main floor and basement - Gas Fireplace w/ Custom Mantle - Custom Chefs’ 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 legal secondary basement 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…!!! 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’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’t last long!