

\$869,900 - 231 26 Avenue Nw, Calgary

MLS® #A2256708

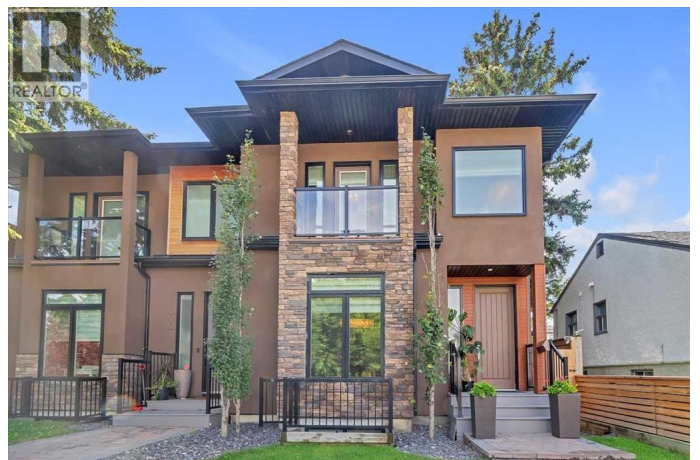
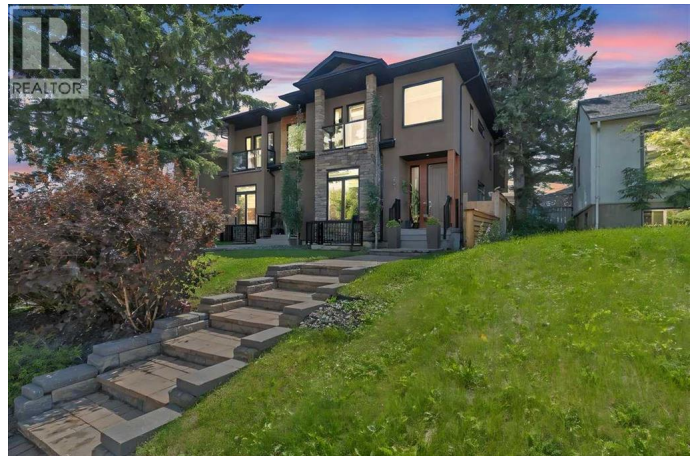
\$869,900

3 Bedroom, 4.00 Bathroom, 1,890 sqft

Single Family on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Situated on a gorgeous tree lined street in Tuxedo Park, this stunning semi-detached infill offers exceptional living with its meticulously designed layout and proximity to charming outdoor spaces. JUST A STONE'S THROW TO CONFEDERATION PARK and conveniently located less than ten minutes from downtown. The well thought out floor plan emphasizes both space and functionality with a large island kitchen, a chef's dream featuring abundant cabinetry, granite countertops, a five-burner gas stove, a walk through butler's pantry with built in cabinetry and a second fridge. The open living room with a large south facing window is filled with natural light and has a beautiful fireplace feature wall. Many CUSTOM BUILT IN CABINETS throughout, a distinctive open riser staircase to the upper level with three large sized bedrooms, including a king sized primary bedroom with garden doors to a private balcony, a well organized walk in closet and an elegant, relaxing ensuite which features a stand alone soaker tub, double vanity, walk in shower and a two sided gel fireplace for added ambiance. The fully finished basement extends the living space with a fourth bedroom (currently used as an office), a large 149 sq ft multi use flex room (currently used as a gym), and a spacious family room with a overhead projector and screen, as well as a beautiful built in feature wall with the home's third fireplace. The south facing fully fenced backyard with a very PRIVATE SUNKEN



STONE PATIO, is perfect for entertaining or for enjoying some well deserved down time. This pristine home has been loved and extremely well cared for by current owners since new and is ideal for the discriminating buyer who desires a turnkey lifestyle, offering comfort and luxury with nothing left to do but move in and enjoy. (id:6289)

Built in 2014

Essential Information

Listing #	A2256708
Price	\$869,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,890
Acres	0.07
Year Built	2014
Type	Single Family
Sub-Type	Freehold

Community Information

Address	231 26 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
Province	Alberta
Postal Code	T2M2E1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Wet bar, Closet Organizers
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
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Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Stone
Exterior Features	Landscaped
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Landan Real Estate



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