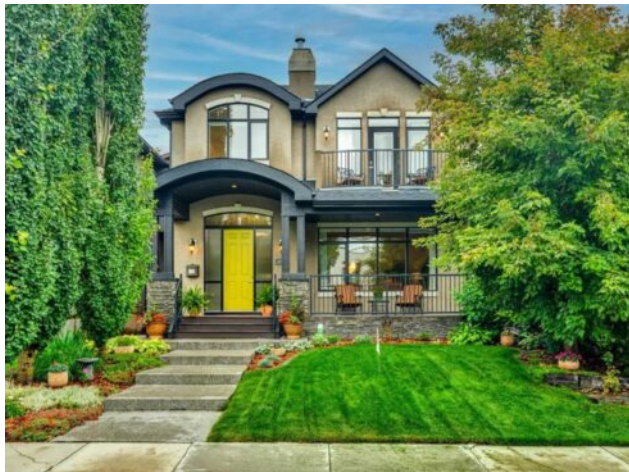


729 26 Avenue NW
Calgary, Alberta

MLS # A2337847



\$1,799,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,560 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Walk-In Closet(s)		

Inclusions: n/a

Stunning custom-built home on a wide lot with over 3,700 square feet of developed living space, ideally located on one of Mount Pleasant's most sought-after avenues—just five lots from Confederation Park. From the moment you enter the spacious foyer, the exceptional attention to detail is immediately apparent. Custom bench seating welcomes you, while 9'10" coffered ceilings and beautiful cherry wood accents surrounding the living room fireplace create an elegant and inviting atmosphere. The recently renovated kitchen is open to the dining room and den, with views overlooking the south-facing backyard. A true chef's kitchen, it features premium Thermador appliances, including a six-burner gas cooktop, warming drawer, speed microwave/oven combination, dishwasher, refrigerator/freezer tower, and wall oven. The impressive 10.5-foot island offers an oversized sink and abundant storage, complemented by a convenient walk-in pantry. The dining room comfortably accommodates 10 guests and features a striking three-way fireplace. The main-floor den is perfectly positioned with patio doors leading to the deck and beautiful views of the south-facing backyard. Upstairs, you'll find two generously sized bedrooms plus a luxurious primary retreat, complete with patio doors opening onto a private deck—perfect for enjoying your morning coffee. The spa-inspired ensuite features a two-way fireplace, deep soaker tub, dual vanities, oversized shower with steam feature, and heated floors. The fully developed basement offers an expansive recreation and entertainment area, a fourth bedroom, four-piece bathroom, gym area, and mechanical room. Recent mechanical upgrades include new furnaces, hot water tank, two air-conditioning units, and a Sinope water-leak detection system. The beautifully landscaped, private

south-facing backyard is an exceptional outdoor retreat, featuring extensive patio space, an irrigation system, and established perennial gardens. This exceptional home combines luxury, thoughtful design, and an unbeatable inner-city location, close to schools, downtown, and the beautiful Confederation Park. Don't miss this opportunity to own one of Calgary's premier Mount Pleasant residences.