

\$1,450,000 - 3207 26a Street Sw, Calgary

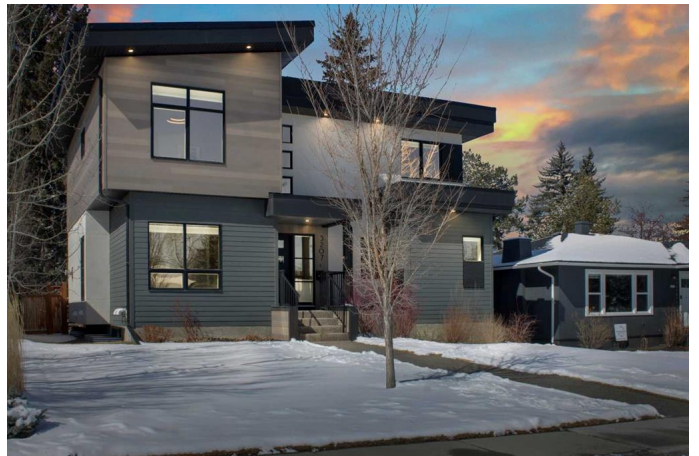
MLS® #A2208982

\$1,450,000

5 Bedroom, 4.00 Bathroom, 2,235 sqft
Residential on 0.14 Acres

Richmond, Calgary, Alberta

Welcome to your dream home, a stunning custom-built luxury residence by Lighthouse Custom Homes, nestled on a serene street in the coveted community of Richmond. This exquisite property offers the perfect combination of elegance and functionality, ideal for families seeking proximity to quality education options, including École Holy Name, Killarney Montessori, Richmond School, Masters Academy, Clearwater Academy, and renowned high schools such as Bishop Carroll and Central Memorial. Enjoy the vibrant lifestyle that Marda-Loop and downtown offer, all just a stone's throw away. As you step inside, you are greeted by sublime finishes that define modern luxury living. The heart of the home features bespoke walnut woodwork and Acacia wood floors that seamlessly blend sophistication with warmth. Bask in natural light through the premium LoE 270 glass double-pane windows that enhance energy efficiency while framing picturesque views of the surrounding neighborhood. The gourmet kitchen boasts sleek quartz countertops, ideal for culinary enthusiasts, complemented by a generously sized pantry and a welcoming boot room—perfect for organizing everyday essentials. This exquisite residence accommodates five spacious bedrooms and 3.5 elegantly appointed baths, ensuring ample space for family and guests alike. The primary bathroom is a true oasis, featuring heated floors that provide a spa-like experience, making it an inviting retreat after a



long day. The home's exterior is equally impressive, showcasing top-tier materials such as hardy board plank, stucco, and architectural steel siding, ensuring durability and curb appeal. The meticulously constructed roof features a dual-ply torch-on asphalt membrane with spray foam insulation and conduit in place for solar panels, guaranteeing comfort and protection for years to come. Situated on a generous 50-foot lot, this custom home features a triple detached garage equipped with 200 amp service and ample room for a lift, catering to the car enthusiast's dreams. This exceptional home is more than just a residence; it's a lifestyle choice. Experience unparalleled luxury living in Richmond, where every detail has been crafted to perfection. Don't miss this rare opportunity—schedule your private tour today!

Built in 2019

Essential Information

MLS® #	A2208982
Price	\$1,450,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,235
Acres	0.14
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3207 26a Street Sw
Subdivision	Richmond

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2E4

Amenities

Parking Spaces	3
Parking	Alley Access, Garage Faces Rear, Oversized, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Decorative, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt, Flat, Membrane
Construction	Cement Fiber Board, Stucco, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 7th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.