

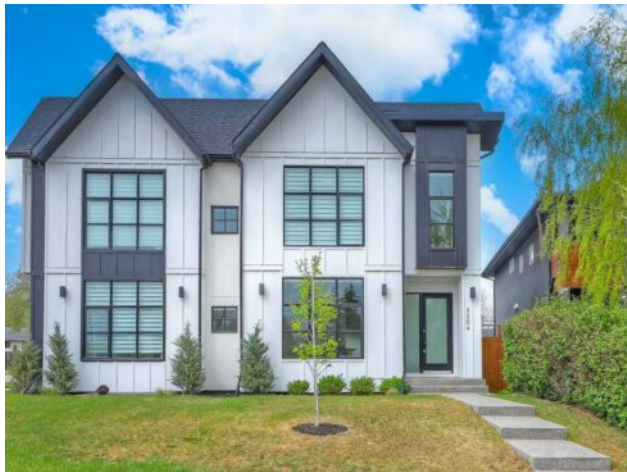


GRASSROOTS
REALTY GROUP

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3204 Kerrydale Road SW
Calgary, Alberta

MLS # A2225092



\$1,099,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,097 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage		

Inclusions: Ceiling Speakers, Wall Mounts

VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS Nestled on an **OVERSIZED** lot meaning an **EXTRA WIDE HOME** in one of the most sought-after pockets of Killarney! This like-new 4-bed, 3.5-bath infill offers refined inner-city living on a quiet street across from green space. The striking Smart Board and stucco exterior are paired with exposed aggregate concrete walkways, leading to a spacious, beautifully finished home. Inside, 10-ft flat-painted ceilings, engineered hardwood, and extensive pot lighting set the tone. The chef's kitchen features high-end stainless steel appliances, a quartz island, a corner pantry, and custom cabinetry with pull-out organizers. An elegant tiled fireplace anchors the rear living room, which opens to a fully fenced backyard with a gas line and aggregate concrete patio. Upstairs, the primary suite impresses with a huge walk-in closet, spa-like 5pc ensuite, and peaceful park views. Two additional bedrooms, a designer 4pc bath, and a well-appointed laundry room complete the upper level. The bright basement offers a spacious rec area with a wet bar, a guest bedroom with a walk-in closet, and a stylish 4pc full bath. With A/C, HRV, high-efficiency furnace, water softener, and an insulated double garage, this home checks every box. Enjoy top-tier schools, tree-lined streets, and a tranquil location just minutes from downtown. Schedule your private showing today!