



GRASSROOTS
REALTY GROUP

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2219 32 Street SW
Calgary, Alberta

MLS # A2228638



\$1,229,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,994 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape, Str		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: All Attached T.V's, Built-in Speakers, Wine Cellar Shelving, Receivers & Zone Controllers, Beverage Fridge & All Blinds

Why move to NYC when you can get the 'feel' right here in Killarney?!?! Modern luxury meets function in this stunning Detached Single Family 2 Storey home with over 2,600sqft of living space adorned with luxury touches throughout! Great curb appeal on a stunning street, this classic exterior has charm and grace, then the Top of the Line specs in the open concept Main make you feel relaxed and at home! Welcoming Foyer, super huge windows with black trim shed natural light throughout all day long. The Dining Room and kitchen flow seamlessly, oversized pantry is a lifesaver, allows the oversized island to be used for prep by the Chef and socializing when entertaining! With natural wide-planked Hardwood Floors throughout most of the Main and the 2nd Floor, 10 ft ceilings on the Main, 9 ft ceilings up, this home will please All! Custom kitchen cabinetry provides a modern yet industrial feel with glass doors on some cabinets, Top of the line Stainless Steel appliances, adorned with Quartz C-tops, as is the island. Such a nice mix of black, gold, tumbled brick and natural woods! Custom lighting throughout, be sure to look for the Art TV as well as the other attached TVs and built-in speakers – great for entertaining, setting the mood and just plain relaxing! The Living Room and Breakfast Nook are a perfect size, with large windows once again looking out to the private yard full width deck, complimented by a brick-faced Fireplace. The Mudroom is so smart, allowing space as the family comes in from the insulated to paint Double Garage off the rear paved lane. Turf grass is easy for cleanup for the family pup! The large deck has room to hang, Duradek finishing. Upper level offers three large Bedrooms, each with their own walk-in closets. The Primary Bedroom with coffered ceiling is luxurious, with a large walk-in closet, 6-piece Ensuite with the full spa

feel: Double sinks, infloor heat, separate Soaker Tub and then oversized Steam shower with bench – very nice! Laundry up is also a good size, much needed! Lower level is fun, with wetbar and a wine cellar all ready to go! Media Room with attached TV & speaker, what a great area! Gym area with potential TV set up, 4th bedroom down is very large, again with walk-in closet! This home offers all you have been looking for, just move in!