

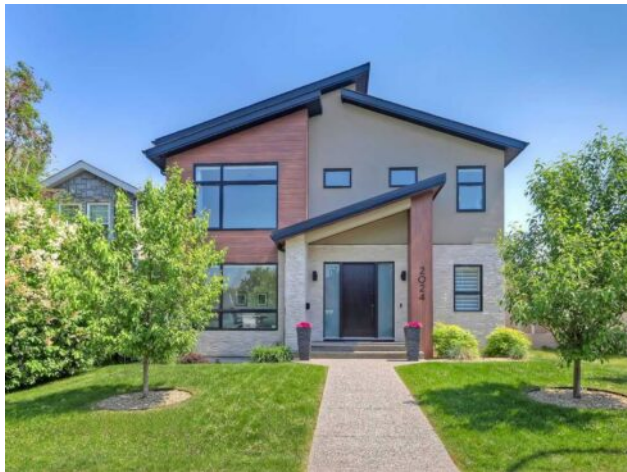


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2024 27 Street SW
Calgary, Alberta

MLS # A2229406



\$1,799,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,854 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Heated Garage, Insulated, See Remarks, Triple Garage Detach		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, See Remarks, U		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Mixed, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	Gas BBQ, Patio Heater, Hot Tub, Garage Slat System, Alarm System		

VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS! WOW, this is not your average home!! Sitting on an enormous 43' x 125' lot on a quiet residential street in Killarney, this exceptional custom-built estate home was masterfully built by premium homebuilder Vicon Homes & upgraded from top-to-bottom, inside and out. Offering over 2,800 sq ft above grade, w/ 4 beds, 3.5 baths, a dream backyard oasis, plus a triple car garage & this home literally has it all. Offered well below the estimated rebuild cost of \$2.2 M+, this is truly a rare opportunity for luxurious living at an unbelievable value! Main floor features include wide-plank engineered hardwood floors, 9-ft flat ceilings w/ pot lights, a private home office w/ custom built-ins and enormous windows for fantastic natural light. The stunning designer kitchen boasts \$50K+ in high-end appliances including a full-size Sub-Zero fridge/freezer and "Wolf dual-fuel range, extensive custom Legacy cabinetry with plentiful drawers, a pull-out spice rack, built-in organizers, and more, plus a huge island with show-stopping quartz waterfall counters and seating for 6. A huge walk-in pantry offers pull-out storage and extra-deep appliance drawers. Open-concept, the bright dining area seats 8-10 with direct access to the upper deck, while the living room features a gas fireplace, custom built-ins, and large windows overlooking the backyard. Upstairs, 3 spacious beds & 2 baths including the gorgeous primary suite w/ blackout blinds, built-in speakers, & a huge walk-in closet w/ custom organizers. The spa-like primary ensuite offers heated floors, dual vanities, a freestanding tub, fully tiled shower w/ bench, private water closet, and motion-sensor foot lighting. Perfect for multiple kids, the main 5-pc bath comes w/ dual sinks & separate tub/shower/WC

lock off. The basement is fully finished w/ in-floor heating (2 zones), soundproofed rec room w/ built-ins and 7-speaker surround sound, plus a custom wet bar w/ 2 wine/beverage fridges, solid wood bar table, and 68-bottle wine display, plus a 4th bedroom, full bath & massive storage room. Valued at \$65K+, the backyard is a true outdoor oasis, featuring a maintenance-free Trex deck w/ built-in BBQ & saltwater hot tub, plus an exposed aggregate lower patio & tons of green space to accommodate a garden, play space, or even a trampoline. The oversized triple garage is insulated, drywalled, heated, and fitted with epoxy floors and ProSlat wall storage. Additional upgrades include a Control4 home automation system, built-in speakers, central A/C, in-floor bsmt heat, a \$19K+ Hunter Douglas window coverings, exposed aggregate walks/window wells, acrylic stucco, Longboard siding, PlyGem "design series" windows, Trimlight smart lights, irrigation & MUCH MORE. Located on a quiet tree-lined street, this home is just blocks from the Killarney Aquatic & Rec Centre, multiple schools, parks & playgrounds, & the LRT! *VISIT MULTIMEDIA LINK FOR FULL DETAILS!*