



**GRASSROOTS**  
REALTY GROUP

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**2630 33 Street SW**  
**Calgary, Alberta**

**MLS # A2242436**



**\$899,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,876 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated, Paved		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Paved, Private, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** None

Welcome to this remarkable DETACHED CUSTOM-built 4 Bedroom & 3.5 Bath family home nestled in the prestigious Killarney community! With over 2678 SQFT of living space, this stunning property presents an amazing opportunity for those seeking a quality home in a prime LOCATION. NEW PAINT. NEW BOSCH REFRIGERATOR & GAS STOVE. Upon arrival, you'll be captivated by the BRIGHT & OPEN concept floor plan w/ 9 FT ceiling. The main level showcases beautifully OPEN CURVED STAIRCASE WITH IRON SPINDLES LEADING TO UPPER & LOWER LEVELS, and ENGINEERED HARDWOOD flooring adds an elegant touch, KNOCKDOWN CEILINGS & ROUNDED CORNERS, GRANITE COUNTERTOPS throughout, UNDER CABINET LIGHTING & CENTRAL AIR CONDITIONING. As you step on to the main level you will be greeted by the elegant hardwood flooring, leading you to the adjacent formal living room/ flex room—a versatile area that can be tailored to your specific needs. The gourmet kitchen is a true showstopper, featuring HIGH-END stainless steel appliances, custom designed full height soft-close cabinetry that extend to the ceiling with updated backsplash, pantry, stunning granite countertops, large center island with seating and a spacious dining room w/ side door to the back yard & garage. The living room, illuminated by pot lighting and featuring a cozy gas fireplace with a built-in wall unit that seamlessly connects to a delightful deck and back yard, ideal for summer BBQ and gathering. The front mudroom provides a built-in and a walk-in closet. Ascend the open CURVED STAIRCASE, you will discover a SKYLIGHT that brightens both the open staircase and hallway. Three bedrooms with ample closet space await, with the PRIMARY bedroom boasting soaring vaulted ceilings, a walk-in closet

with built-ins, and a spa-like 5-piece ensuite with jetted tub, dual vanities and separated shower. The upper level also offers two additional great sized bedrooms along with a 4-piece bathroom, and a convenient laundry room with upper cabinet and sink. The full basement is finished with one bedroom, 2 large closets for storage, a 4-piece bath and a huge family/rec room with a wet bar. The fully landscaped backyard includes a deck w/ ample storage space underneath. This home is equipped with CENTRAL AIR CONDITIONING for added comfort, and a DOUBLE DETACHED GARAGE with a paved alleyway. This home offers both comfort and convenience. Excellent location, walking distance to KILLARNEY Montessori School, Montessori preschool, Holy Name School, playgrounds, close to shopping mall, fantastic restaurants, transportation, a quick commute to downtown & 17th Ave, a short drive to U of C & U of Mount Royal. Don't miss the chance to embrace this incredible family home offering exceptional value and an amazing lifestyle! Call for your private viewing.