



GRASSROOTS
REALTY GROUP

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2414 35 Street SW
Calgary, Alberta

MLS # A2251689



\$1,199,510

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Lawn, Level, Low Maintenance Landscape, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	dishwasher, refrigerator, microwave, electric range in the basement.		

Experience modern luxury in this beautifully crafted home, perfectly designed for the discerning buyer. Spanning over 2,800 sq. ft., this residence combines sophisticated contemporary style with exceptional functionality, seamlessly blending spacious living and stunning outdoor spaces. Step inside to gleaming hardwood floors that unify the expansive open-concept main level. The chef's kitchen is a culinary masterpiece, featuring custom cabinetry, granite countertops, and premium stainless steel appliances—ideal for entertaining or everyday family gatherings. The adjoining family room offers a warm, inviting atmosphere to relax and unwind. The luxurious primary suite upstairs impresses with soaring vaulted ceilings, a large walk-in closet, and a spa-inspired 5-piece ensuite showcasing dual sinks, a freestanding soaking tub, and a glass-enclosed shower. Two additional bedrooms, a stylish 4-piece bathroom, and a convenient laundry area complete this level. The fully finished basement offers versatile space suited for various lifestyles, with an innovative option to create a legal basement suite by opening a partition wall—perfect for generating rental income or accommodating multi-generational living. Alternatively, the space can be customized into a spacious, open-plan area by removing drywall and adding a railing, providing flexibility to suit your needs. The basement features a generous bedroom, a fully equipped kitchen, a cozy living and dining area, and a sleek 4-piece bathroom.