

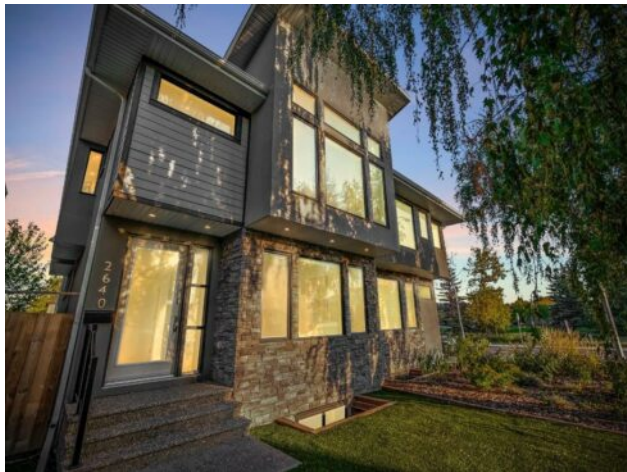


GRASSROOTS
REALTY GROUP

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2640 28 Street SW
Calgary, Alberta

MLS # A2257281



\$985,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,132 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Pr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: BUILT IN WINE COOLER, RADON MITIGATION SYSTEM, CENTRAL VACUUM ROUGHED IN

Welcome to your dream home in the heart of Killarney! This stunning semi-detached 4-bedroom, 4-bathroom residence offers over 3,000 sq. ft. of beautifully finished living space designed with comfort and style in mind. The main floor features an open-concept layout filled with natural light from expansive windows, complemented by elegant finishes throughout. The chef-inspired kitchen is the showstopper of the home—complete with quartz countertops, premium stainless steel appliances, and sleek custom cabinetry—perfect for both everyday living and entertaining. Upstairs, the luxurious primary retreat boasts a spa-like 5-piece ensuite with a free-standing soaker tub and a steam shower for the ultimate relaxation. Three additional bedrooms provide plenty of space for family, guests, or a home office. The fully finished basement is an entertainer's dream, offering a large recreation area, a stylish wet bar, and ample space for gatherings. Outdoors, enjoy year-round greenery with artificial grass in both the front and backyard, plus a private fenced yard featuring a putting green. A double detached garage adds convenience to this thoughtfully designed property. Located steps from schools, parks, community pools, and transit, this home combines modern luxury with a family-friendly lifestyle.