



**GRASSROOTS**  
REALTY GROUP

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

**2234 28 Street SW**  
**Calgary, Alberta**

**MLS # A2260146**



**\$1,278,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,999 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Alarm Sytems, 2 TV Wall Mounts, Built-in Speakers, In Floor Heat Lower Level, Pet Turf		

Located in Calgary's desirable Killarney community, this well-maintained home offers a fantastic open-concept floor plan with stylish design details throughout. The main level features soaring ceilings and wide-plank hardwood floors. At the front, a versatile flex room can serve as a home office, den, or dining room. The chef's kitchen is complete with sleek cabinetry accented by warm wood tones, herringbone tile backsplash, high-end appliances, and a large central island. The adjacent living room showcases a modern fireplace flanked by floating shelves and large windows with backyard views. A convenient side entrance provides access to the yard and double detached garage. Upstairs, three spacious bedrooms and two full bathrooms include a stunning primary suite with wall paneling, built-ins, vaulted ceiling, walk-in closet, and a luxurious ensuite with a glass shower, soaker tub, dual vanities, and a custom walk-in closet. The upper level offers both comfort and privacy for family or guests. The fully finished basement includes a family room with media cabinets and a wet bar, plus a fourth bedroom. Outside, the low-maintenance yard features a private deck with screens. Additional highlights include central A/C, central vacuum with attachments, alarm system, built-in speakers, in-floor heating on the lower level, and pet-friendly turf in the backyard. Ideally located near top-rated schools, boutique shops, restaurants, parks, pathways, and the Killarney Aquatic Centre, with quick access to 17th Avenue and downtown. This home offers both convenience and an exceptional lifestyle.