



GRASSROOTS
REALTY GROUP

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3422 Kerry Park Road SW
Calgary, Alberta

MLS # A2264231



\$1,149,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,008 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: n/a

**** OPEN HOUSE - Saturday, October 18 from 1-3pm **** STUNNING HOME looking out onto a beautiful PARK and situated on a CORNER for maximum natural light throughout! This home was built thoughtfully with luxury UPGRADES from top to bottom. As you enter the home from the private side main entrance you will be greeted with the high ceilings and streams of natural light coming in through the large front windows. The amazing chef style kitchen features custom solid slab cabinetry with lots of storage, beautiful large island with plenty of seating and all upgraded appliances. Enjoy relaxing in the cozy family room by the gas fireplace. Custom built-in shelving and large patio doors make this room a great place to entertain. A large mudroom with plenty of custom cabinetry makes it easy to tuck away coats and shoes. A stylish 2 piece bathroom with soaring ceilings completes the main level. The upper level features a beautiful primary retreat looking out onto the park through it's large bright windows. The ensuite features heated floors, oversized custom shower, beautiful stand alone bath tub and a double vanity. The walk-in closet has plenty of built-in cabinetry and closet space. An additional 2 bedrooms, full 5 piece bathroom and large laundry room complete the upper level. The lower level is great for entertaining or relaxing in the large family room with built-in entertainment center and custom built bar with high end beverage fridge. An additional bedroom and full 4 piece bathroom are a great addition to the lower level. Feel comfortable all summer with A/C or enjoy sitting outside on the aggregate patio in the professionally landscaped private backyard. The oversized double garage and parking around the home make it easy and convenient for to park anywhere. Great school and shopping all nearby. This home must be seen to be appreciated!

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