



**GRASSROOTS**  
REALTY GROUP

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2414 35 Street SW  
Calgary, Alberta

MLS # A2270777



**\$1,175,000**

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, Back Yard, Few Trees, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Dishwasher (Basement), Refrigerator (Basement), OTR Microwave (Basement)		

Experience contemporary luxury and thoughtful design in this beautifully crafted 2,800+ sq. ft. home &mdash; perfectly suited for today's discerning buyer. The open-concept main level features gleaming hardwood floors, a spacious chef's kitchen with custom cabinetry, granite countertops, and premium stainless steel appliances, flowing seamlessly into an inviting family room ideal for relaxing or entertaining. Upstairs, the primary retreat impresses with vaulted ceilings, a large walk-in closet, and a spa-inspired ensuite with dual sinks, a freestanding tub, and a glass-enclosed shower. Two additional bedrooms, a stylish main bath, and convenient upper laundry complete this level. The fully finished basement offers exceptional flexibility &mdash; featuring a bedroom, full kitchen, living area, and 4-piece bath &mdash; perfect for guests, extended family. The basement is currently configured as a full legal suite. The wall can be easily opened if you would prefer the basement be integrated for more square footage. Combining sophistication, comfort, and versatility, this home delivers a truly elevated lifestyle with space for every stage of living.