



GRASSROOTS
REALTY GROUP

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

2812 35 Street SW
Calgary, Alberta

MLS # A2273424



\$945,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Killarney/Glengarry | | |
| Type: | Residential/Duplex | | |
| Style: | 3 (or more) Storey, Attached-Side by Side | | |
| Size: | 2,437 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot | | |

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|--------------------|---|-------------------|-----------------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stone, Stucco | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | None | | |

Priced to Sell!! Over 3,300 livable square feet in this beautiful, brand new, 3-storey infill in the heart of the Killarney! With 5 bdrms + 4.5 baths, high ceilings, engineered hardwood, upgraded appliances and quartz countertops throughout this property offers so much! Walk into the spacious Main Foyer entrance, with custom closet, a 2-pc bath and impressively open floor plan; with Living Room cleverly located at the front. Imagine cozying up and relaxing next to the gas fireplace and built-in cabinetry with a good book. The nearby Kitchen features White Oak with large, long, island for extra seating and a separate pantry for extra storage. Here you'll also find higher end, stainless steel appliances including a built-in oven, microwave, dishwasher, gas cooktop and huge, commercial grade, fridge+freezer! The Dining Room features space to eat and entertain and a sliding patio door leads out to the rear deck - for extended seasonal living space. There's also a clever mudroom with storage space for all of your seasonal items, and a custom bench as well. Heading up to the 2nd floor, the stairs feature engineered hardwood and a glass railing, and you'll also find 3 spacious bedrooms and 2 elegant bathrooms. The Primary bedroom also includes a 5-pc ensuite spa bath with dual vanities, lavish soaker tub, stand up shower, a huge walk-in closet, and a balcony. The 2 other bedrooms, one with another beautiful walk-in closet, also share a common 3-pc bath. You'll also find located on the Laundry room with built-in sink and cabinetry here as well. On the 3rd floor you'll find more great living space in the Family Room with nearby balcony, and another bedroom with its own walk-in closet and a 3pc bath. The fully-developed Lower level has an additional bedroom, a den, a Rec room with wet bar and there's another 3-pc bath. Heading outside, you'll find the fenced backyard and room for

Spring/Summer BBQ's, along with the detached double garage. This property shows well and is close to so much!