



2629 32 Street SW
Calgary, Alberta

MLS # A2278143



\$1,059,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,896 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Vaulted Ceiling(s), Wet Bar, Wired for Sound

Inclusions: N/A

This remarkable inner city home in Killarney is truly an entertainers dream! It starts with an expanded kitchen that has the best of appliances. Jennair oversize built in fridge, gas cooktop, double wall oven, garburator and wine fridge. The huge marble island is the perfect place to hang out before or after dining in the elegant front dining room. Move out back to the masterfully landscaped stone patio area with an amazing gas fire-pit. The garage has been designed to provide an additional outdoor entertainment area with a second overhead door that opens to the patio. The garage is finished inside and has an epoxy floor. Perfect for setting up a bar for the patio or use as a covered entertaining area for BBQ's. Move downstairs and you'll find an amazing one of a kind glass walled wine, whiskey and cigar room with an independent air exchange/ventilation system. Fully sealed and so well designed you will never smell cigars anywhere in the home. Every box was ticked on this custom build. Upstairs in the owner's retreat is a wonderful marble ensuite with heated floors, soaker tub, and a steam shower with a bench. The walk-in closet is almost 16' long with thoughtful build ins. Additionally we have central A/C, silk carpets, heated basement and ensuite floors, triple pane windows, upgraded insulation, home automation, extensive and expensive landscaping/stone work front and back, and much more. Cost was no object on this build and the amazing upgrades make this one an incredible value in this market.