



2425 27 Street SW
Calgary, Alberta

MLS # A2290714



\$1,250,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,099 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Welcome to this stunning home located in the highly desirable community of Killarney. Designed with modern living in mind, this beautiful open-concept residence offers exceptional finishes & thoughtful upgrades throughout. The main floor features a chef-inspired kitchen with ceiling-height cabinetry, a massive island, sleek quartz countertops, gas cook-top & ample storage. The bright & inviting living room is perfect for entertaining, highlighted by oversized 8-foot sliding glass doors that lead directly to the back deck, seamlessly blending indoor & outdoor living. A functional rear mudroom with built-in lockers & bench seating adds everyday convenience. Upstairs, the elegant primary retreat showcases a vaulted ceiling, a spacious walk-in closet with built-in shelving, & a luxurious 5-piece ensuite complete with heated floors, a relaxing soaker tub, a steam shower with bench, 2 sinks & quartz counters. Two additional bedrooms, a full bathroom, & a dedicated laundry room complete the upper level. The fully finished basement expands your living space with a huge rec room featuring a wet bar, perfect for gatherings & family movie nights. You'll also find a generous bedroom with a walk-in closet, a full bathroom, linen closet, & plenty of storage. Notable upgrades include air conditioning, hot water on demand, & in-floor heating in the basement for added comfort year-round. Enjoy the west-facing backyard, ideal for evening sun, along with a double detached garage. This exceptional Killarney home combines luxury, functionality, & location — a must-see!