



2839 35 Street SW
Calgary, Alberta

MLS # A2297564



\$979,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,951 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

What would you do with an extra hour a day? At 2839 35 St SW in Killarney, you get it back. The Westbrook CTrain is a 5-minute walk. Downtown Calgary is 10 minutes by car. Killarney School is 2 blocks away. You stop losing time to traffic the day you move in. Stop imagining and START LIVING in this luxurious 4-bed, 3.5-bath home with over 1950 sqft above grade, plus thoughtfully integrated basement living space. The main floor features 10-ft painted ceilings, an open riser staircase with glass railing, and a custom-tiled fireplace that spans the full living room wall. In the kitchen you can find a built-in SS appliance package, painted built-in hood fan, soft-close cabinetry, pull-out pantry shelves, & custom ceiling detail with designer pendant lighting. Enjoy entertaining guests and serving up hors d'oeuvres on the sprawling island or in the elegant dining space. Customized millwork in the convenient mud room and design details throughout are the picture of quality craftsmanship. Upstairs boasts 3 spacious bedrooms, upper laundry with sink, a full 4-pc bathroom. The primary bedroom includes a walk-in custom closet with organizers, and a 5-pc spa-like ensuite featuring, heated tile floors, enclosed toilet area, a double vanity, oversized walk-in tiled shower. Skip the spa with upgraded rain shower fixtures, and a showstopping standalone soaker tub right in your own ensuite. Custom blackout window coverings in every bedroom and central AC throughout for those hot summer days. The basement adds a thoughtfully designed living space with a luxurious wet bar and cozy entertainment spot for your movie nights including extra space for the kids to play. An additional bedroom with a walk-in closet and another 4-piece bath complete the space. Out back you'll enjoy those weekend BBQ's on the exposed aggregate patio, with West facing sun all afternoon

combined with a double detached garage that is drywalled and insulated. Nearby you have the Killarney Rec Centre, Shaganappi Golf Course, Bow River pathways, Westbrook Mall, and Marda Loop are all minutes from your door. Don't wait on this one! Book your private showing today! *****OPEN HOUSE***** Saturday April 11th from 1-5pm! See you there!