



**GRASSROOTS**  
REALTY GROUP

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**2627 27 Street SW**  
**Calgary, Alberta**

**MLS # A2147567**



**\$1,489,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,076 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Wired for Sound

**Inclusions:** N/A

Discover this **OPULENT MASTERPIECE** by Black Label Designer Homes on the **MATURE, SOUGHT AFTER 27TH STREET** in Killarney. This stunning 2-storey home seamlessly blends modern charm with brownstone sophistication. Metal accents add a touch of contemporary flair to the classic **SOLID BRICK FRONT**. Attention to detail, high quality materials and craftsmanship touch every square inch of the residence. Oversized premium **EURO-STYLE WINDOWS** and **HIGH CEILINGS** adorn all levels and custom built-ins elevate this home throughout. The focal point of the main level is an upscale kitchen with an **EXPANSIVE ISLAND** creating the perfect area for culinary enthusiasts. A **JENNAIR APPLIANCE PACKAGE** along with the ingenious hidden pantry make this kitchen a fantastic workspace. Across from the **HIDDEN PANTRY** a **WINE WALL CABINET** tastefully pairs with the kitchen before flowing into a living room enhanced with a striking, black-stained **SLAT WALL AND MARBLE FIREPLACE**. **LED SKIRT LIGHTING AND DESIGNER CHANDELIERS** enhance the main levels ambiance. An open staircase with white **OAK HARDWOOD** steps matched with a glass panel railing ascends to three bedrooms, each featuring **ENSUITE BATHS WITH HEATED FLOORS**, ensuring comfort and luxury. The primary ensuite will leave you breathless with its extensive **ITALIAN PORCELAIN**, free-standing tub and **DUAL HEAD STEAM SHOWER**. A full wall of built-in cabinetry highlights this bedroom. **VAULTED CEILINGS** and beautiful windows make this the perfect retreat for the discerning buyer. The lower level features a cozy family room **PREWIRED FOR SOUND**, A **WET BAR**, A **HOME GYM SPACE**, **OFFICE**, and a bedroom with full 4-piece bathroom. The entire lower level has the **HYDRONIC FLOOR ROUGHED IN**. The hot water is

conveniently distributed throughout the home via A TANKLESS ON DEMAND WATER HEATER. The WEST FACING YARD continues to impress with its completed landscaping package including grass/fencing/planters/gas line and a pressure treated deck. The double garage offers ample space and is fitted with 200AMP power, EV CHARGER READY AND HAS GAS ROUGHED IN. A/C and Vacuum system also roughed in. It must be noted that the homes WINDOW AND DOOR PACKAGE ARE SECOND TO NONE! Located near parks, a dog park, schools, shopping and is a quick jaunt to downtown, including easy access to the mountains. THIS EXQUISITE 4 BEDROOM, 4.5 BATH HOME AWAITS YOU!