



GRASSROOTS
REALTY GROUP

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2417 30 Street SW
Calgary, Alberta

MLS # A2205204



\$1,100,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,941 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home		

Inclusions: NA

OPEN HOUSE APRIL 19th 12PM - 2PM. Fall in Love with this stunning two-storey home, expertly built by Green Cedar Homes in the heart of Killarney. Picture your family settling into its 4 bedrooms, 3.5 bathrooms, and fully finished basement – a perfect blend of space and functionality. The moment you enter, the soaring 10-foot ceilings on the main floor create an immediate sense of grandeur, leading you towards a beautifully upgraded kitchen. This home is truly a showstopper; the oversized quartz waterfall island is surrounded by sleek built-in appliances and ample floor-to-ceiling cabinetry. Every corner of the home has been well thought out, from its gleaming hardwood floors, glass rails, tile upgrades, and lighting finishes. When you head upstairs, you will find tranquility in the primary suite, boasting high vaulted ceilings, a large walk-in closet, and a spa-inspired ensuite. This home has lots of windows for extra sunlight during the day. Wind down for a cozy evening by the living room fireplace, with the added convenience of built-in cabinets and a view of your landscaped yard. Step outside and enjoy the WEST-facing patio that leads to your dual-entry, double car garage. The finished basement features a spacious family room, mini bar, bedroom, and full bath for the guests that would love to stay the night in this lovely home. Notice the quality in every detail, from the exterior gemstone lights to the meticulously detailed tiling throughout. Enjoy the benefits of Killarney living, with easy access to parks, fantastic restaurants, shopping, and a quick commute downtown. Don't miss the chance to embrace this incredible home offering exceptional value and an amazing lifestyle!