



THE
A-TEAM

**RE/MAX
FIRST**

2812 35 Street, Calgary T3E 2Y5

MLS® #: **A2110198**

Area: **Killarney/Glengarry**

Listing Date: **02/26/24**

List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

2,975 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,557

Low Sqft:

Ttl Sqft:

2,557

DOM

83

Layout

Beds:

4 (4)

Baths:

3.5 (3 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Front Yard,No Neighbours Behind,Street Lighting,Private,Rectangular Lot,Treed Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Garden,Playground,Private Entrance**

Construction:

Brick,Metal Siding ,Stucco

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Int Feat:

Bar Fridge,Built-In Range,Dishwasher,Garage Control(s),Gas Range,Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	13`8" x 12`1"	4pc Ensuite bath	Second	
Walk-In Closet	Second	6`6" x 8`5"	4pc Bathroom	Second	
Bedroom	Second	13`11" x 9`5"	Bedroom	Second	10`4" x 9`11"
Laundry	Second		3pc Bathroom	Third	
Walk-In Closet	Third		Family Room	Third	13`11" x 9`9"

2pc Bathroom
Kitchen
Dining Room
Bedroom

Main
Main
Main
Third

12`0" x 20`3"
11`9" x 13`3"
13`0" x 9`9"

Living Room
Pantry
Mud Room

Main
Main
Main

12`1" x 13`8"
7`8" x 5`3"
7`8" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

732GN

Remarks

Pub Rmks:

Nestled in the highly sought-after Killarney, this captivating three-story semi-detached property spans 2557 sqft and boasts a double detached garage along with a fully finished basement. As you step into the expansive foyer, a generously sized closet sets the tone for a home designed with space and convenience in mind. The main level unfolds into a spacious living area adorned with a gas fireplace and built-in shelves, surrounded by three large bedrooms. Ascend the stairs on the left to discover additional living space, while the right side reveals a large kitchen featuring a substantial granite island with a double sink. A massive walk-through pantry complements the kitchen, leading to the dining room with deck access and a large window, while a mudroom sits at the back for added functionality. This residence offers 3.5 bathrooms, showcasing hardwood and tile floors, stainless appliances, and a gas oven. Just a few blocks from Centre Street, enjoy direct access to Deerfoot Trail and various arterial roads leading westward. The property exudes a contemporary feel, blending style and functionality seamlessly. The main level's open floor plan is accentuated by 9' ceilings, a gas tile fireplace with built-ins, and ample natural light streaming through oversized windows. Engineered hardwood flooring spans the main floor, while the kitchen boasts a stainless steel appliance package, including a gas cooktop, built-in oven, microwave, and hood fan island complete the modern kitchen. The upper floor hosts three full-size bedrooms, an upper-floor laundry, and a four-piece bathroom. The master bedroom is both large and functional, featuring a custom-built closet, a spa-style ensuite with dual sinks, a tile surround soaker tub, and a desirable full tile shower. The third floor offer a cozy living area with large bedroom with 4 peace ensuite. The basement adds to the living space with a sizable media room, wet bar, a four-piece bath, and a fourth bedroom. The property has a large deck, fencing, and a double garage. Immerse yourself in the charm of Killarney, an emerging community with easy access to Sarcee Trail and Downtown. Move in and relish this outstanding property's perfect blend of style and functionality. The area size was calculated by applying the RMS to the blueprints provided by the builder.

Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

