



THE
A-TEAM

**RE/MAX
FIRST**

3017 27 Street, Calgary T3E 2G6

MLS®#: **A2114431**

Area: **Killarney/Glengarry**

Listing Date: **03/16/24**

List Price: **\$1,249,900**

Status: **Active**

County: **Calgary**

Change: **-\$29k, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,057

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,057

Lot Information

Lot Sz Ar:

3,125 sqft

Lot Shape:

25 x 125

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Interior Lot
Double Garage Detached**

DOM

64

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**

Sewer:
Ext Feat: **BBQ gas line,Private Entrance,Private Yard,Tennis Court(s)**

Construction: **Wood Frame**
Flooring: **See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Skylight(s),Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`0" x 13`6"
2pc Bathroom	Main	
Bonus Room	Upper	10`0" x 13`2"
Bedroom	Second	10`0" x 9`9"
4pc Ensuite bath	Second	
3pc Ensuite bath	Lower	

Room	Level	Dimensions
Family Room	Main	16`0" x 13`2"
Bedroom - Primary	Upper	12`6" x 13`0"
Bedroom	Upper	10`10" x 11`7"
3pc Bathroom	Second	
Bedroom	Lower	12`0" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC

56610

Remarks

Pub Rmks:

FIND HOME on one of the BEST KILLARNEY STREETS! This beautiful 3130+ sqft home (2075 above grade) features excellent architectural style on a SUNNY SOUTH 125' deep lot. It includes the development of an upgraded LEGAL BASEMENT SUITE*, designer finishes, and a JennAire appliance package! (Exterior completion pending weather.) The heart of a home is in its kitchen, and this home certainly has heart in spades! Beautiful two-tone stone countertops and cabinets center on a gorgeous JennAire gas range, farm-style apron sink, and 48" built-in JennAir refrigerator. A massive island is adjacent to a flex pantry/ buffet/office area, ideal for the work-from-home lifestyle or serial entertainer. Copious morning light floods into the floor-to-ceiling (10 foot high ceilings) dining room window, detailed with beautifully considered light pendants and fixtures throughout. Lounge in your afternoon sun-flooded family room with patio doors to a full-width sun-soaked deck perfect for all seasons and for enjoying what Calgary living is all about - SUNSHINE! Check out the great fireplace accent wall and the timeless style of finishes throughout! The rear access mudroom leads to a hidden washroom jammed with locker closets and cabinets, perfect for the busy family. This floorplan gives the best utility by providing a hidden powder room, a huge mudroom area, additional pantry space in the kitchen, a large open staircase that leads upstairs, and perfect side access that can have a private removable door to your suite or side access to your home. Upstairs, a spacious vaulted primary bedroom with a large walk-in closet is highlighted by a stunning ensuite with gorgeous large-format stone tile, a free-standing tub, and a walk-in shower. A flexible upper bonus room features bright skylights and a homework desk, perfect for the kids or an office at home. Large bedrooms all include great-sized closets with built-ins. Make laundry a little more enjoyable with a laundry sink, tile details, plenty of cabinets, a drying rod and shelf, and a builder's allowance for choosing the perfect machines. The lower level of this home includes a legal basement suite built with upgraded features any homeowner could appreciate. The home features a separate heating and HVAC system powered by in-slab water heating, creating an amazingly cozy lower level that keeps the whole house warm efficiently in winter. Upgraded insulation and sound channels minimize sound between levels. Solid doors on the mechanical room, upper stairwell, fire rating, and separate HRV and kitchen venting all ensure a seamless experience whether you have elderly parents, a stay-at-home grown kid, a bonafide renter, or maybe just for your enjoyment. A full lower-level kitchen features stainless steel Samsung applications, perfect for a bar setup, entertaining, or supplementing your upper kitchen during busy holidays. Well-located with easy access to Marda Loop, 17th Ave, and Crowchild.

Inclusions:
Property Listed By:

**Lower Level Fridge, Electric Range, Microwave Hood, Dishwasher.
CIR Realty**

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











