



THE
A-TEAM

**RE/MAX
FIRST**

3028 27 Street, Calgary T3E 2G6

MLS®#: **A2115598**

Area: **Killarney/Glengarry**

Listing Date: **03/18/24**

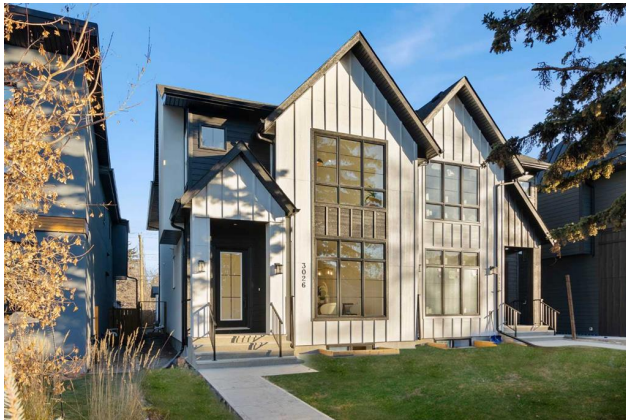
List Price: **\$1,139,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-May**

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:

2,577 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,056

Low Sqft:

Ttl Sqft:

2,056

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Private Double Garage Detached

DOM

59

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Private Yard

Construction:

Concrete,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator

Int Feat:

Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound

Utilities:

Room Information

Room

Living Room

Dining Room

Walk-In Closet

Bedroom

Bedroom

Game Room

Level

Main

Main

Upper

Upper

Basement

Basement

Dimensions

15`0" x 14`1"

12`4" x 10`11"

8`7" x 6`7"

12`7" x 9`8"

18`9" x 10`7"

18`9" x 16`2"

Room

Kitchen

Bedroom - Primary

Bedroom

Laundry

Exercise Room

2pc Bathroom

Level

Main

Upper

Upper

Upper

Basement

Main

Dimensions

21`4" x 8`7"

14`4" x 12`5"

12`7" x 9`8"

8`7" x 5`11"

9`7" x 8`4"

5`11" x 4`10"

4pc Bathroom
5pc Ensuite bath

Upper
Upper

8'6" x 4'11"
15'11" x 8'10"

4pc Bathroom

Basement

8'4" x 8'0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC (pre 1P2007)

56610

Remarks

Pub Rmks:

HIGH END FINISHES | WEST EXPOSURE | GLASS FEATURE WALL | VAULTED PRIMARY SUITE | SECONDARY BEDROOMS WITH TRAY CEILINGS | WALK-IN CLOSETS IN ALL BEDROOMS | HOME GYM | BUILT-IN WORK SPACE | Welcome to true luxury, inner-city living, where your home encompasses the best of both worlds - a house you're proud to call home, and a community that receives you with open arms. Situated in the heart of KILLARNEY, a lively & active neighbourhood with mature trees and contemporary infills, with an active community association with a garden and many fun classes and activities to join! The convenience doesn't end there - every inch of this floorplan has been thoughtfully designed for your family. The open-concept main floor features a chef's inspired kitchen with ceiling-height custom cabinetry, a modern tile backsplash, designer pendant lights, & a vast waterfall island with ample bar seating, plus built-in feature lighting in the shelves for a truly contemporary aesthetic. Nicely finishing the kitchen is the upgraded stainless steel appliance package, which includes a double wide Full Fridge/Full Freezer, gas cooktop w/ custom hood fan, built-in wall oven, microwave, & dishwasher. The spacious living room centres on a stunning gas fireplace with custom tile, wood mantle, and built in storage. The large dining room offers oversized windows, allowing lots of natural light into the home, and the front foyer and back mudroom both host built-in closets and the rear has direct access to the elegant 2-pc powder room with stunning skirted quartz sink. A full-height glass wall takes you upstairs, where you're greeted with hardwood floors, and the elegant primary suite showcases a soaring vaulted ceiling, oversized windows, and a spacious walk-in closet w/ built-in shelving. The spa-inspired ensuite is stylishly finished with heated tile floors, quartz countertops, dual under-mount sinks, a stand-alone soaker tub, and a stunning glass shower with rain shower and handheld shower heads. Two additional bedrooms each feature walk-in closets and soaring TRAY ceilings and share use of the 4-pc main bath w/ tub/shower combo w/ full-height tile surround. A built-in workstation is perfectly situated outside the secondary bedrooms and is perfect for a home office or homework station! There's also a lovely laundry room w/ upper and lower cabinetry, quartz counter, and tile flooring. Downstairs, the fully developed basement has upgraded carpet w/ 8lb underlay, a large fourth/guest bedroom w/ built-in desk, and a spacious rec room with a full wet bar. Rare for many homes, this level also features a fully loaded home gym area with sport flooring! Killarney offers your family a vibrant lifestyle while still showcasing a touch of quiet suburban appeal. Shopping, restaurants, and recreation are all within easy reach - Marda Loop is only a 5-minute drive away, and downtown is easily accessible via Bow Trail or Westbrook LRT. Move in today and start enjoying this stunning home and 10/10 location!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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







