



THE
A-TEAM

**RE/MAX
FIRST**

3615 KERRY PARK Road, Calgary T3E 4S5

MLS® #: **A2122229**

Area: **Killarney/Glengarry**

Listing Date: **04/11/24**

List Price: **\$1,399,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar: **8,944 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,088**
Low Sqft:
Ttl Sqft: **2,088**

DOM

38
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Garden,Pie Shaped Lot**
Park Feat: **Alley Access,Double Garage Attached,Garage Door Opener,Heated Garage,Insulated,Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Composite Siding,Wood Frame**
Flooring: **Cork,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Refrigerator,Dishwasher,Dryer,Electric Stove,ENERGY STAR Qualified Dishwasher,Garage Control(s),Garburator,Gas Stove,Refrigerator,Tankless Water Heater,Washer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,French Door,Kitchen Island,No Animal Home,No Smoking Home,Recessed Lighting,Separate Entrance,Stone Counters,Storage,Tankless Hot Water,Vaulted Ceiling(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`1" x 6`2"	4pc Bathroom	Main	6`7" x 8`0"
4pc Ensuite bath	Main	11`4" x 6`2"	Bedroom - Primary	Main	14`5" x 15`11"
Bedroom	Main	9`7" x 9`2"	Bedroom	Main	9`7" x 11`6"

Bedroom	Main	9`1" x 11`0"	Dining Room	Main	18`5" x 11`11"
Foyer	Main	11`4" x 7`10"	Kitchen	Main	13`8" x 13`10"
Living Room	Main	17`5" x 15`4"	Den	Lower	10`1" x 9`9"
Family Room	Lower	19`6" x 26`2"	Living Room	Lower	10`2" x 13`5"
Storage	Lower	4`0" x 6`9"	Storage	Lower	5`8" x 6`9"
Furnace/Utility Room	Lower	5`9" x 6`9"	Living Room	Suite	11`9" x 10`5"
Eat in Kitchen	Suite	14`11" x 11`3"	Bedroom	Suite	10`1" x 10`3"
Bedroom	Suite	101`10" x 9`9"	4pc Bathroom	Suite	5`1" x 8`3"
Furnace/Utility Room	Suite	4`0" x 7`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **DC (pre 1P2007)**
Legal Desc: **732GN**

Remarks

Pub Rmks: **This 6-bedroom property has OVER 4000 sq ft of BEAUTIFULLY RENOVATED living space on a HUGE 831 sq mt pie-shaped lot with an oversized, heated double garage in SOUGHT AFTER KILLARNEY! Whatever your phase of life the PRIVATE SUITE (illegal) will always be ideal; for the nanny years, university-bound kids, or time for your aging parents to be closer to you, this 2 bedroom fully independent illegal suite with a private entrance and parking pad is a rare find in this calibre of home! The main house features HIGH-END RENOVATIONS, complete landscaping, Nest thermostats, a BUILT-IN SONOS music system, on-demand tankless water, beautiful hardwood floors, IN-FLOOR HEAT + SO MUCH MORE! You will love the OPEN CONCEPT layout, STUNNING kitchen w/DUAL GAS range, SOAPSTONE counters, custom cabinetry + HIGH-END appls, LARGE dining rm, living rm + MUD rm! Master suite has EN-SUITE w/RAIN SHOWER and CUSTOM CLOSETS for all your needs, 3 additional bedrooms + bathroom w/JACUZZI TUB! Lower family rm with Unique CUBBIE, large functional laundry room + storage! GORGEOUS fully fenced SW backyard, + AMAZING DECK! Simply STUNNING!**

Inclusions: **Built-in safe, shelving in garage and basement, 5 Kitchen stools, Stereo rack in basement tech closet, garden shed items, flower pots in yard.**

Property Listed By: **GIL Property Management Aand Sales Ltd.**

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













