



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2614 35 Street, Calgary T2E2Y4**

MLS®#: **A2159101** Area: **Killarney/Glengarry** Listing Date: **08/27/24** List Price: **\$939,000**  
 Status: **Pending** County: **Calgary** Change: **-\$20k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2017**  
 Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Front Yard,Lawn,Landscaped,Street Lighting,Private**  
 Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear**

DOM

**22**  
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** Construction: **Concrete,Mixed,Stone,Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood**  
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
 Int Feat: **Bookcases,Built-in Features,High Ceilings,Kitchen Island,No Smoking Home,Recessed Lighting,Vaulted Ceiling(s),Vinyl Windows,Wet Bar,Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`5" x 12`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`6" x 20`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`3" x 11`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>6`8" x 8`1"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`8" x 19`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 9`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 13`1"</b>
<b>Laundry</b>	<b>Second</b>	<b>9`6" x 5`1"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`11" x 13`6"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>9`10" x 8`4"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`7" x 8`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`10" x 11`4"</b>	<b>Game Room</b>	<b>Basement</b>	<b>18`10" x 21`11"</b>

Furnace/Utility Room

Basement

6`8" x 11`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C2

4367X

Remarks

Pub Rmks:

**Welcome to this exquisite property that blends sophistication, elegance, and versatility in the highly desirable neighbourhood of Killarney. Perfect for professionals, couples, and families alike, this home exudes quality craftsmanship and high-end finishes that rival those found in million-dollar properties. As you step inside, you'll be greeted by an open and sunlit floor plan, accentuated by soaring 10-foot ceilings on the main level. The expansive entryway seamlessly leads you into the heart of the home—a gourmet kitchen equipped with chic two-tone cabinetry, a stunning marble backsplash, and luxurious quartz countertops with an impressive double-thick island. The kitchen flows effortlessly into the living area, where oversized sliding doors open to a private east facing backyard, complete with a hidden mudroom and a convenient powder room. Upstairs, you'll find a thoughtfully designed space featuring a spacious laundry room, two generously-sized bedrooms serviced by a 4-piece bath, and a well appointed primary bedroom. Indulge in the primary ensuite's heated floors, rain/steam shower, and a free-standing tub, complemented by a custom-built walk-in closet. The fully developed basement continues to impress with a stylish wet bar, an additional bedroom, and a full bathroom, perfect for guests or family. The cozy family room adds the final touch to this functional yet luxurious space. With 4 bedrooms, 3.5 bathrooms, and over 2,490 square feet of meticulously designed living space, this home is an ideal blend of beauty and functionality. Additional features include 9-foot ceilings on the upper and basement levels, wide plank engineered hardwood floors, custom built-ins throughout, and a high-end Electrolux ICON series appliance package. The mode linear fireplace encased in stone serves as a focal point in the living area, enhancing the home's sophisticated ambiance. Every detail in this home has been carefully considered, ensuring it meets the needs of even the most discerning buyers. Don't miss your chance to own this gorgeous home in one of Calgary's most sought-after communities.**

Inclusions:

Property Listed By:

Window coverings-all

Real Estate Professionals Inc.

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