



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2418 32 Street, Calgary T3E 2R7**

MLS®#: **A2168640**

Area: **Killarney/Glengarry**

Listing Date: **09/26/24**

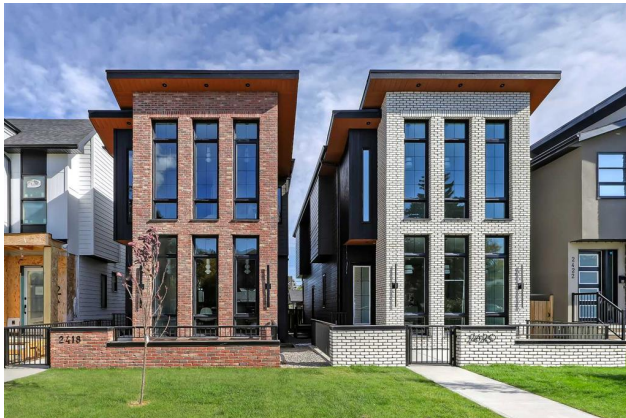
List Price: **\$1,348,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,000 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane**  
Park Feat: **Double Garage Detached**

DOM

**10**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other,Private Yard**

Construction: **Brick,Stucco**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**  
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 14`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>20`10" x 8`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 11`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`3" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`11" x 12`11"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>8`10" x 6`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`9" x 9`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>14`0" x 9`7"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`8" x 5`9"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`4" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`6" x 9`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 10`5"</b>

Exercise Room  
4pc Bathroom

Basement  
Basement

11' 10" x 7' 9"  
8' 4" x 4' 10"

Game Room

Basement

15' 2" x 14' 5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**1855W**

Remarks

Pub Rmks: **The timeless NEW YORK-INSPIRED BRICK HOME you've been waiting for! This brand-new DETACHED INFILL from Moon Homes has no detail overlooked across 2,690 sq ft of developed living space. Highlights include motion-activated LED lighting, bright oversized windows, panel moulding across all floors, and a smart home mobile app-controlled lights and heating system! Killarney is the ideal location for young families who want to be close to parks, schools, & local amenities, including Inglewood Pizza, Luke's Drug Mart, & Franco's Café, plus within walking distance to the LRT. The neighbourhood is a short drive to the downtown core, easily accessible along Bow Trail or 17 Ave, & a quick walk to the Killarney Aquatic Centre & community garden. Each inch of the home is uniquely designed to utilize the space expertly while adding the modern, upscale touches you expect. The main floor has engineered oak hardwood floors and 10-ft ceilings, a spacious foyer, and an upscale dedicated dining space w/ ceiling-height panelled windows. The show-stopping chef-inspired kitchen is welcoming and spacious, w/ a complete JENN-AIR appliance package, a pot filler, ceiling-height shaker-style cabinetry w/ recessed decorative oak niches w/ built-in LED lighting, and an oversized island w/ dual waterfall edges! Complementing the home's timeless feel is the large living room w/ gas fireplace showcasing a ceiling-height brick surround w/ black built-in cabinetry on either side. Step outside to the back deck through a dual sliding glass patio door for the ultimate entertainment experience. The contemporary powder room is nicely tucked away off the kitchen and features a soaring ceiling, motion-activated LED lighting, designer pendant light, vessel sink, and floating quartz countertop! Custom designer touches continue up the staircase w/ glass wall and panel moulding and into the gorgeous primary suite. The suite features oversized ceiling-height panelled windows, pendant lights, a seating area, a massive walk-in closet w/ extensive built-in millwork and LED lighting, and a spa-like 5-pc ensuite with built-in bench, soaker tub, and double vanity w/ oak cabinetry. The two secondary bedrooms feature large walk-in closets and share the main 4-pc bathroom w/ quartz vanity and tub/shower combo w/ full-height tile surround. The upper floor also has a convenient laundry room w/ a sink, tile backsplash, cabinetry, and folding counter. The living space continues into the basement w/ rec room w/ built-in media centre, full wet bar w/ beverage fridge, sink, full-height tile backsplash, and open display shelving, plus a dedicated gym space, a fourth bedroom, and a 4-pc bath - perfect for guests or older kids. Outside, enjoy warm summer days on the large front concrete patio, or entertain into the evenings out back on the deck w/ a gas line for a BBQ. However you decide to use the space, there's one thing for sure - this New York-inspired brownstone will quickly be a house you'll love to call home!**

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**

