



THE
A-TEAM

**RE/MAX
FIRST**

3240 KERRYDALE Road, Calgary T3E 4S6

MLS®#: **A2168933**

Area: **Killarney/Glengarry**

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

List Price: **\$874,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,967

Year Built:

2014

Low Sqft:

Ttl Sqft:

1,967

Lot Information

Lot Sz Ar:

3,121 sqft

Lot Shape:

DOM

22

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Rectangular Lot,See Remarks
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,In Floor,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open

Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Storage,Vaulted Ceiling(s),Wet Bar,Wired for Sound

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`6" x 10`11"
Living Room	Main	14`7" x 12`4"
Game Room	Lower	20`2" x 17`0"
Laundry	Upper	7`11" x 5`3"
Bedroom	Upper	12`10" x 10`2"
Bedroom	Lower	12`10" x 11`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`11" x 9`10"
Great Room	Main	18`10" x 12`6"
Loft	Upper	12`6" x 6`5"
Bedroom - Primary	Upper	14`5" x 14`5"
Bedroom	Upper	11`11" x 10`6"
2pc Bathroom	Main	0`0" x 0`0"

4pc Bathroom
5pc Ensuite bath

Lower
Upper

0`0" x 0`0"
0`0" x 0`0"

4pc Bathroom

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1511609

Zoning:

DC

Remarks

Pub Rmks:

Welcome to your dream home in the heart of Killarney! This stunning fully finished residence, situated on a spacious corner lot, offers the perfect blend of luxury and comfort. With over 2830 SF of meticulously designed living space, this property features 3 + 1 bedrooms and 3.5 baths, ideal for families seeking both style and functionality. Step inside to be greeted by an inviting foyer with soaring 10' ceilings that set the tone for the elegant interior. The bright front sitting room, complete with coffered ceilings and expansive windows, flows seamlessly into the Chef's Delight kitchen. Here, you'll find premium quartz countertops, full-height cabinets, and high-end appliances, including a gas cooktop and built-in oven, perfect for culinary enthusiasts. The adjacent dining area and cozy great room—with its impressive stone-faced feature wall and gas fireplace—create a welcoming space for gatherings. Venture upstairs to discover the luxurious primary suite, boasting a spacious walk-in closet and a spa-like 5-piece ensuite, alongside two additional bedrooms and a convenient laundry room. The lower level continues to impress with tall ceilings, in-floor heating, a massive family room, and a stylish wet bar, making it an entertainer's paradise. Outside, the expansive fenced yard features a low-level deck, perfect for outdoor relaxation, and the detached garage provides additional convenience. Located just minutes from downtown and within walking distance to schools, parks, and upscale amenities, this home is a rare find. With its top-notch upgrades and prime location, it won't last long. Schedule your viewing today and experience the elegance of Killarney living!

Inclusions:

NA

Property Listed By:

2% Realty

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