



THE
A-TEAM

**RE/MAX
FIRST**

2418 35 Street, Calgary T3E 2Y1

MLS®#: **A2170671**

Area: **Killarney/Glengarry**

Listing Date: **10/03/24**

List Price: **\$1,300,000**

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: **3,003 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,942**

Low Sqft:

Ttl Sqft: **1,942**

DOM

49

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Street Lighting**

Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	16`0" x 14`0"
Kitchen	Main	21`0" x 18`8"
2pc Bathroom	Main	5`6" x 5`2"
Bedroom	Second	13`3" x 8`0"
4pc Bathroom	Second	5`0" x 8`0"
Walk-In Closet	Second	8`0" x 6`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`6" x 10`6"
Mud Room	Main	5`4" x 5`4"
Bedroom - Primary	Second	12`11" x 10`0"
Bedroom	Second	12`9" x 8`0"
5pc Ensuite bath	Second	12`6" x 7`6"
Bedroom	Lower	10`8" x 9`0"

4pc Bathroom	Basement	5`0" x 8`0"	Legal/Tax/Financial
Title: Fee Simple		Zoning: RC-2	
Legal Desc:	4367X		Remarks
Pub Rmks:	Welcome to this stunning modern home featuring a sleek exterior and a contemporary urban design. With over 2,800 sq ft of thoughtfully designed living space, this home offers a spacious floorplan and outdoor areas rarely found in homes of this size. Upon entry, you're greeted by beautiful hardwood floors throughout the main level, leading to a bright and inviting living room with an open-concept layout. The kitchen is a chef's dream, boasting custom cabinetry, granite countertops, and a full stainless steel appliance package. The adjoining family room creates the perfect space for entertaining family and friends. Upstairs, the expansive master retreat features a generous walk-in closet, vaulted ceiling and a luxurious 5-piece ensuite complete with dual sinks, a freestanding soaker tub, and a glass-enclosed shower. Two additional bedrooms, a laundry room, and a 4-piece bathroom complete the upper level. The basement offers even more living space, including a spacious bedroom with ample closet space, a fully equipped kitchen, a cozy family/dining room perfect for a nanny or mother-in-law suite, and a 4-piece bathroom. Additionally, the property includes a legal basement suite, offering excellent income or multi-generational living options. This home provides easy access to downtown, and shopping, and is just a 10-minute drive to Rocky View Hospital, You'll also enjoy the convenience of nearby public transit, universities, and schools, making it the perfect location for any lifestyle.		
Inclusions: Property Listed By:	Basement appliances- Refrigerator, Range, Dishwasher Royal LePage Benchmark		

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











