



# 2022 37 Street Calgary Alberta

\$860,000

Welcome to your dream retreat in the heart of Killarney! This stunning 4-bedroom home effortlessly blends modern elegance with cozy charm, making it an absolute must-see. Make sure you check out the iGuide for a full tour. Step into the spacious living room, where sunlight dances on the pristine hardwood floors, inviting you to settle in and unwind. The kitchen is a culinary masterpiece, featuring sleek quartz countertops, high gloss cabinets, and state-of-the-art built-in appliances. Imagine whipping up your favorite meals on the gas stove, surrounded by luxury and convenience. Adjacent to the kitchen, the dining room offers ample space for intimate dinners or lively gatherings. The family room beckons with its warm ambiance, centered around a gas fireplace framed by built-in shelves—a perfect spot for a quiet evening with a book or hosting friends. A well appointed half-bath completes the main level. Travel up the gorgeous, contemporary glass staircase and discover three generous bedrooms, each designed with comfort in mind. The primary suite is a true sanctuary, boasting a walk-in closet with custom organizers and a lavish 5-piece ensuite. Indulge in the spa-like experience of the double vanity, feel warmed by the in-floor heating, rejuvenate in the walk-in rain shower, or soak away your worries in the jetted tub. This level also includes a thoughtfully designed 4-piece bathroom and a convenient laundry room with soaker sink, making daily chores a breeze. Two large skylights bring in the natural light. But the allure doesn't stop there—venture to the fully developed basement, where endless possibilities await. A massive wet bar/kitchen area (with full kitchen/laundry rough-ins) sets the stage for unforgettable gatherings, while the expansive rec room, complete with a gas fireplace, offers a cozy spot for movie nights or game days. The basement also features an...

4pc Bathroom 7.50 Ft x 5.33 Ft

5pc Bathroom 10.25 Ft x 10.25 Ft

Bedroom 10.17 Ft x 13.17 Ft

Bedroom 9.33 Ft x 12.08 Ft

Primary Bedroom 19.92 Ft x 13.67 Ft

Other 8.58 Ft x 5.25 Ft

Kitchen 6.08 Ft x 17.67 Ft

Recreational, Games room 13.00 Ft x 20.50 Ft

Furnace 8.75 Ft x 6.67 Ft

Other 5.33 Ft x 7.42 Ft

2pc Bathroom 6.00 Ft x 4.92 Ft

Dining room 11.58 Ft x 12.67 Ft

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See

Mirror

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4pc Bathroom 8.58 Ft x 4.83 Ft

Bedroom 12.17 Ft x 10.75 Ft

Bonus Room 6.17 Ft x 8.42 Ft

Family room 8.92 Ft x 11.08 Ft

Kitchen 9.25 Ft x 15.08 Ft

Living room 13.75 Ft x 14.83 Ft