



# 2234 27 Street Calgary Alberta

\$949,900

**\*\* OPEN HOUSE Sunday Sept 29 2-4 PM\*\***Situated in the attractive and central North portion of Killarney, there are beautiful tree lined streets and ongoing gentrification with nice modern homes everywhere. This timeless gem was built by Eaglecrest Homes just over 10 years ago but feels much newer than that, done with upgraded finishes ahead of their time. Walk up the exposed aggregate walkway and step and into a welcoming front entry, with adjoining flex room looking back out to the charming street. Is it just me or does this one feel wider than most infills? The 10-foot ceilings throughout the main definitely help the feeling of airiness and extra space and at just shy of 2000 square feet above grade it is larger than most.. The stunning kitchen has white cabinetry right to the ceilings meaning an abundance of cupboard space and so many big drawers! A large flat island with a beautiful granite pattern and seating for 4 comfortably anchors the room and a high-quality stainless appliance package means you are all set here. The living room with fireplace is big enough to be a comfortable space to hang out and looks out its many windows to the back yard oasis. It also gives us our first taste of the many built-ins that are present in the home. The separate back entry way offers additional built-ins and keeps the cold air away from the living space. The two-piece powder room completes the floor and has granite counters (as do all the bathrooms). The upper level has nine-foot ceilings and a spacious primary bedroom with a luxurious ensuite including double sinks separated by the jetted tub as well as a large glass and tile shower with massive bench. The walk-in closet is adorned with more built-ins and a custom design. The two additional bedrooms are both amply sized while the shared bath has double sinks, granite counters and fully tiled bath. The upstairs laundry ...

Recreational, Games room 15.67 Ft x 13.83 Ft

Bedroom 13.75 Ft x 11.33 Ft

4pc Bathroom 10.08 Ft x 5.33 Ft

Furnace 15.33 Ft x 9.58 Ft

Dining room 9.50 Ft x 8.50 Ft

Living room 11.33 Ft x 9.50 Ft

Other 9.17 Ft x 3.58 Ft

2pc Bathroom 5.42 Ft x 5.08 Ft

Primary Bedroom 14.33 Ft x 11.33 Ft

Other 8.08 Ft x 7.67 Ft

5pc Bathroom 13.92 Ft x 12.50 Ft

Bedroom 11.50 Ft x 11.08 Ft

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Listing Presented By:



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See

Mirror

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Family room 13.67 Ft x 13.00 Ft

Kitchen 14.25 Ft x 9.50 Ft

Foyer 6.42 Ft x 6.08 Ft

Bedroom 11.50 Ft x 10.33 Ft

5pc Bathroom 10.50 Ft x 7.08 Ft

Laundry room 6.58 Ft x 5.17 Ft