



## 2810 35 Street Calgary Alberta

\$1,274,900

OPPORTUNITY! Purchase before the busy spring market at a REDUCED PRICE! Discover modern luxury in this 5+ bedroom, 4 1/2-bathrooms, semi-detached home boasting 2,468 sq. ft. across three levels, plus a fully developed 868 sq. ft. lower level. The main floor features an elegant central kitchen with a long island, featuring two-tone cabinetry, gorgeous countertops, custom covered hoodfan, black accents, upscale stainless steel appliances including a massive fridge! This kitchen layout is perfect for entertaining. There is also a convenient walk-in pantry with a countertop, shelves and drawers that makes organizing a breeze! White oak engineered hardwood flooring flows throughout, complementing the 10-foot ceilings on the main and lower levels. The second level features a spacious primary bedroom with an impressive walk-in closet, luxurious 5 piece ensuite with deep pedestal soaker tub, over-sized shower, separate water closet and dual vanity with culture marble countertop. It also has its own private west face deck! There are also two more bedrooms, a three piece bathroom and an oversized laundry area with an impressive amount of countertop space, laundry sink and cabinetry. The 3rd floor bonus area has a very spacious living area, a large bedroom with an impressive walk-in closet, 3 pc bathroom and an additional walk-in closet. This floor also has an AMAZING outdoor living space that could easily fit a sectional, fire-table and dining set to enjoy those warm starry Calgary evenings! The lower level has another bedroom, a den, study nook, 3 piece bathroom, and a games/recreation/media area with a wet bar. Outdoor living with three decks adds so many living options. The property also has a private backyard with double detached garage and new fencing on both sides of the property. Landscaping will be completed in the spring for added appeal. With impeccable design, a...

3pc Bathroom 9.25 Ft x 4.92 Ft

5pc Bathroom 8.92 Ft x 13.58 Ft

Bedroom 9.33 Ft x 13.75 Ft

Bedroom 9.92 Ft x 10.17 Ft

Laundry room 9.33 Ft x 6.08 Ft

Primary Bedroom 11.92 Ft x 13.58 Ft

3pc Bathroom 4.92 Ft x 11.42 Ft

Other 7.42 Ft x 3.67 Ft

Bedroom 8.50 Ft x 10.17 Ft

Den 9.75 Ft x 10.17 Ft

Recreational, Games room 11.00 Ft x 16.58 Ft

Furnace 7.08 Ft x 14.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Other 8.25 Ft x 6.42 Ft

3pc Bathroom 9.75 Ft x 6.00 Ft

Bedroom 9.50 Ft x 12.83 Ft

Family room 13.67 Ft x 16.50 Ft

2pc Bathroom 6.08 Ft x 5.58 Ft

Dining room 11.58 Ft x 13.25 Ft

Kitchen 13.25 Ft x 19.00 Ft