



2812 35 Street Calgary Alberta

\$1,299,000

Nestled in the highly sought-after Killarney, this captivating three-story semi-detached property spans 2557 sqft and boasts a double detached garage along with a fully finished basement. As you step into the expansive foyer, a generously sized closet sets the tone for a home designed with space and convenience in mind. The main level unfolds into a spacious living area adorned with a gas fireplace and built-in shelves, surrounded by three large bedrooms. Ascend the stairs on the left to discover additional living space, while the right side reveals a large kitchen featuring a substantial granite island with a double sink. A massive walk-through pantry complements the kitchen, leading to the dining room with deck access and a large window, while a mudroom sits at the back for added functionality. This residence offers 3.5 bathrooms, showcasing hardwood and tile floors, stainless appliances, and a gas oven. Just a few blocks from Centre Street, enjoy direct access to Deerfoot Trail and various arterial roads leading westward. The property exudes a contemporary feel, blending style and functionality seamlessly. The main level's open floor plan is accentuated by 9' ceilings, a gas tile fireplace with built-ins, and ample natural light streaming through oversized windows. Engineered hardwood flooring spans the main floor, while the kitchen boasts a stainless steel appliance package, including a gas cooktop, built-in oven, microwave, and hood fan island complete the modern kitchen. The upper floor hosts three full-size bedrooms, an upper-floor laundry, and a four-piece bathroom. The master bedroom is both large and functional, featuring a custom-built closet, a spa-style ensuite with dual sinks, a tile surround soaker tub, and a desirable full tile shower. The third floor offer a cozy living area with large bedroom with 4 peace ensuite. The basement adds to the living s...

Primary Bedroom 13.65 Ft x 12.08 Ft

4pc Bathroom Measurements not available

Other 6.50 Ft x 8.42 Ft

4pc Bathroom Measurements not available

Bedroom 13.92 Ft x 9.42 Ft

Bedroom 10.33 Ft x 9.92 Ft

Family room 13.92 Ft x 9.75 Ft

Bedroom 13.00 Ft x 9.75 Ft

2pc Bathroom Measurements not available

Living room 12.08 Ft x 13.67 Ft

Kitchen 12.00 Ft x 20.25 Ft

Pantry 7.67 Ft x 5.25 Ft

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Listing Presented By:



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See

Mirror

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Laundry room Measurements not available

3pc Bathroom Measurements not available

Other Measurements not available

Dining room 11.75 Ft x 13.25 Ft

Other 7.67 Ft x 5.75 Ft