



## 2813 30 Street Calgary Alberta

\$969,900

Brand new move-in ready exquisite two-story semi-detached home located in the sought-after community of Killarney. Crafted by a local custom builder, this home seamlessly combines style and functionality. Upon entry, a spacious foyer welcomes you, leading to an impressive main floor. The living room boasts a gas fireplace with floor to ceiling stone, setting the stage for warm and inviting family gatherings and social events. The chef-inspired kitchen is a culinary haven, showcasing a remarkable 10 ft stone waterfall countertop that offers ample space for food preparation and entertaining. Upgraded BOSCH appliances, ceiling-height cabinetry, and modern finishes complete the kitchen's allure. Ascend to the upper level, where the primary bedroom serves as a true retreat, characterized by unique vaulted ceiling that imparts a sense of spaciousness and luxury. The ensuite bathroom is a spa oasis, featuring a walk-in steam shower, a double vanity, and a freestanding deep soaker tub. The upper level also houses a sizable laundry room equipped with an LG washer and dryer, lots of storage, and a sink. An additional 4-piece bathroom, a custom-built office space, and two spacious bedrooms round out this level. The fully finished basement provides an ideal space for entertainment, with a wet bar and ample room for family and guests. Completing the basement are a full bathroom and a generously sized bedroom with a walk-in closet and huge window. Revel in the convenience of the double detached insulated garage and the fully fenced and landscaped front and backyard. MANY of the additional features of this home include a built-in speaker system throughout, a side entry, Upgraded hardie board exterior, roughed-in in-floor heating in the basement, and various other enhancements that elevate this infill above the rest. Please note the other side of this duplex is also currently avail...

Bedroom 12.00 Ft x 10.50 Ft

Recreational, Games room 21.75 Ft x 18.58 Ft

Furnace 9.83 Ft x 6.17 Ft

4pc Bathroom Measurements not available

Foyer 7.25 Ft x 4.83 Ft

Kitchen 19.50 Ft x 15.50 Ft

Dining room 13.00 Ft x 11.00 Ft

Living room 13.67 Ft x 13.33 Ft

Other 13.00 Ft x 5.42 Ft

2pc Bathroom Measurements not available

Bonus Room 8.83 Ft x 7.33 Ft

Laundry room 8.50 Ft x 5.67 Ft

Primary Bedroom 16.25 Ft x 12.25 Ft

Bedroom 10.00 Ft x 10.58 Ft

Bedroom 14.25 Ft x 9.17 Ft

6pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
REAL BROKER



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca