



## 2024 27 Street Calgary Alberta

\$1,799,900

**\*\*OPEN HOUSE SAT & SUN, JUNE 21 & 22 AT 2-4 PM\*\*** WOW, this is not your average home!! Sitting on an enormous 43' x 125' lot on a quiet residential street in Killarney, this exceptional custom-built estate home was masterfully built by premium homebuilder Vicon Homes & upgraded from top-to-bottom, inside and out. Offering over 2,800 sq ft above grade, w/ 4 beds, 3.5 baths, a dream backyard oasis, plus a triple car garage - this home literally has it all. Offered well below the estimated rebuild cost of \$2.2 M+, this is truly a rare opportunity for luxurious living at an unbelievable value! Main floor features include wide-plank engineered hardwood floors, 9-ft flat ceilings w/ pot lights, a private home office w/ custom built-ins and enormous windows for fantastic natural light. The stunning designer kitchen boasts \$50K+ in high-end appliances including a full-size Sub-Zero fridge/freezer and 36" Wolf dual-fuel range, extensive custom Legacy cabinetry with plentiful drawers, a pull-out spice rack, built-in organizers, and more, plus a huge island with show-stopping quartz waterfall counters and seating for 6. A huge walk-in pantry offers pull-out storage and extra-deep appliance drawers. Open-concept, the bright dining area seats 8-10 with direct access to the upper deck, while the living room features a gas fireplace, custom built-ins, and large windows overlooking the backyard. Upstairs, 3 spacious beds & 2 baths including the gorgeous primary suite w/ blackout blinds, built-in speakers, & a huge walk-in closet w/ custom organizers. The spa-like primary ensuite offers heated floors, dual vanities, a freestanding tub, fully tiled shower w/ bench, private water closet, and motion-sensor foot lighting. Perfect for multiple kids, the main 5-pc bath comes w/ dual sinks & separate tub/shower/WC lock off. The basement is fully finished w/ in-floor heating (2 zones), so...

Primary Bedroom 15.17 Ft x 14.92 Ft

Other 13.08 Ft x 12.42 Ft

Bedroom 13.42 Ft x 11.00 Ft

Bedroom 13.42 Ft x 11.00 Ft

Laundry room 9.08 Ft x 8.67 Ft

5pc Bathroom 14.25 Ft x 7.17 Ft

Other 10.25 Ft x 8.92 Ft

3pc Bathroom 9.33 Ft x 5.83 Ft

Living room 15.33 Ft x 15.33 Ft

Kitchen 17.58 Ft x 10.08 Ft

Pantry 9.67 Ft x 6.00 Ft

Dining room 11.92 Ft x 11.17 Ft

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Listing Presented By:



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5pc Bathroom	18.42 Ft x 13.50 Ft	Office	13.33 Ft x 10.33 Ft
Bedroom	14.08 Ft x 11.92 Ft	Other	10.08 Ft x 6.00 Ft
Recreational, Games room	23.17 Ft x 16.83 Ft	2pc Bathroom	6.58 Ft x 5.75 Ft