



## 2415 34 Street Calgary Alberta

\$1,075,000

Absolutely stunning, this brand new 3+1 bedroom residence graces a tranquil street within the well-established community of Killarney, boasting over 2,800 sq ft of meticulously crafted living space. The inviting main level unfolds with grace, showcasing luminous white oak hardwood floors and lofty 10' ceilings that flood the space with natural light. An expansive dining area seamlessly connects to a magnificent kitchen adorned with quartz countertops, a cascading waterfall island/eating bar, abundant storage options, and a premium Frigidaire & Kitchen Aid stainless steel appliance package. The living room, seamlessly integrated with the kitchen, becomes the heart of the home, anchored by a striking floor-to-ceiling fireplace and built-ins. Concluding the main level, a thoughtfully designed mudroom and a convenient 2-piece powder room add both practicality and style. Ascend an elegant white oak hardwood staircase to discover the second level, graced by three bedrooms, a well-appointed 4-piece bath, and a laundry room complete with a sink and ample storage. The primary bedroom transcends ordinary luxury, offering a serene retreat with a cozy sitting area enhanced by an electric fireplace, a walk-in closet, and a private 5-piece ensuite. This spa-like haven boasts heated floors, a makeup vanity, dual sinks, a blissful freestanding soaker tub, and a separate shower. The basement beckons with roughed-in in-floor heating, a capacious family/media room featuring a wet bar, a flex space suitable for an office or home gym, a fourth bedroom, and a well-appointed 4-piece bath. Noteworthy features include 9' ceilings on all 3 levels, 8' doors on both main and upper levels, pre-installed air conditioning provisions, a backyard oasis with a patio, and convenient access to the double detached garage. Ideally situated in proximity to Killarney Rec Centre, schools, shopping, public...

Family room 17.50 Ft x 14.58 Ft

Other 8.08 Ft x 3.67 Ft

Bedroom 14.67 Ft x 10.08 Ft

Den 10.00 Ft x 7.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 20.00 Ft x 8.67 Ft

Other 6.75 Ft x 6.33 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 10.50 Ft x 5.00 Ft

Primary Bedroom 15.92 Ft x 11.67 Ft

Bedroom 13.42 Ft x 10.25 Ft

Bedroom 11.00 Ft x 8.67 Ft

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

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Dining room 14.00 Ft x 11.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 17.58 Ft x 11.00 Ft

5pc Bathroom .00 Ft x .00 Ft

Foyer 8.25 Ft x 5.92 Ft