



2638 30 Street Calgary Alberta

\$995,000

Welcome home to this stunning semi-detached property located in the highly sought after community of Killarney. Loaded with upgrades and designed for modern living. Offering over 2100 ft.² of beautifully finished space, this three bedroom, five bathroom home has style, comfort and functionality. Step inside to an inviting open concept layout, perfect for hosting, featuring soaring 9 foot ceilings, hardwood flooring, and a custom wall unit with fireplace. The chefs kitchen is equipped with sleek, stainless steel appliances, a large island and ample cabinetry. Enjoy the convenience of both front and rear entrance custom, floor to ceiling closets. Additional features include in-floor heating at the main stair landing, central air conditioning, and a central vacuum system. Going upstairs you are greeted with an extra wide open rise staircase. Flooded with natural light from wide windows and a striking skylight, the upper level includes a versatile flex room, perfect as a home office or bonus room. The primary suite is a true retreat, featuring oversized windows, a spa inspired ensuite with a hanging soaker tub, walk-in shower and a walk-in closet with custom built-ins. In addition to another spacious bedroom, a full bathroom and a beautifully appointed laundry room with custom cabinetry in addition to a second set of hookups in the lower level. The fully developed basement offers even more space with a large rec/flex room, a stylish wet bar, a guest bath, and a third bedroom complete with its own en-suite. The home is roughed in for basement in-floor heating, and features a tank-less hot water system, and premium finishes throughout. Out back you'll find a detached double garage with overhead door from the yard, a generously sized fenced and treed backyard, a concrete patio with a gas barbecue hook up, perfect for summer gatherings. This home has a great location, min...

Bedroom 10.33 Ft x 12.42 Ft

4pc Bathroom 5.00 Ft x 12.50 Ft

Recreational, Games room 15.92 Ft x 21.33 Ft

2pc Bathroom 5.67 Ft x 6.08 Ft

Furnace 11.17 Ft x 8.50 Ft

Living room 10.92 Ft x 17.50 Ft

Kitchen 11.25 Ft x 23.33 Ft

2pc Bathroom 4.92 Ft x 6.00 Ft

Primary Bedroom 9.58 Ft x 21.92 Ft

5pc Bathroom 8.25 Ft x 16.92 Ft

Bedroom 11.17 Ft x 13.83 Ft

4pc Bathroom 4.92 Ft x 18.08 Ft

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Listing Presented By:



Originally Listed by:
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<https://ramzagebran.com/>

RE/MAX

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

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Dining room 16.50 Ft x 9.08 Ft

Bonus Room 13.33 Ft x 13.42 Ft

Family room 9.00 Ft x 9.25 Ft

Laundry room 6.67 Ft x 8.83 Ft