



## 2838 34 Street Calgary Alberta

\$1,350,000

Everything you're looking for in a luxury SEMI-DETACHED INFILL! Coming soon, this designer home is located just off 26th Ave in the heart of KILLARNEY - the ideal location for your new family home! The main floor enters into a welcoming foyer w/ a built-in coat cabinet & bench w/hooks & views into both the spacious living room w/ gas fireplace w/ full-height tile surround & the stunning MAIN FLOOR OFFICE w/ TWO WALLS OF GLASS! 9-ft painted ceilings & beautiful oak hardwood flooring lead you into the open concept kitchen - fully equipped w/ an oversized island w/ quartz countertop w/ under mount sink, timeless shaker-style cabinetry w/ lots of lower drawers, & a contemporary built-in cabinetry pantry. The designer kitchen is nicely finished w/ a full stainless steel appliance package, complete w/ a French door refrigerator, a built-in wall oven & microwave, a gas cooktop, & a built-in dishwasher. Step out onto the back deck through the upgraded GERMAN-MADE KULU TILT & SLIDE 6-FT PATIO DOOR from the dining room, perfect for summer entertaining, or through the rear mudroom, complete w/ a built-in bench, coat cabinet, & tile flooring. Before you head upstairs, the stylish powder room is tucked away w/ designer tile & a full-height mirror. Up the bright stairwell awaits the primary suite - as sleek & modern as the rest of the home, w/ oversized windows, a gas fireplace w/ tile surround, a private balcony w/ KULU door, & an extra-large walk-in closet! The chic ensuite features a dual vanity w/a quartz countertop & a bank of lower drawers, a freestanding soaker tub, & a standup shower w/ full glass walls, rain shower head, & bench. Two secondary bedrooms share the main 4-pc bath & the laundry room features a sink, upper cabinetry, hanging rod, tile backsplash, & a folding counter. A luxury home isn't complete without a THIRD FLOOR LOFT, & this space has not been overlooke...

Primary Bedroom 14.50 Ft x 13.00 Ft

Other 5.75 Ft x 9.17 Ft

Bedroom 11.25 Ft x 12.00 Ft

Bedroom 11.25 Ft x 9.50 Ft

Loft 7.50 Ft x 7.42 Ft

Laundry room 8.08 Ft x 5.58 Ft

4pc Bathroom Measurements not available

Bedroom 11.00 Ft x 12.67 Ft

Recreational, Games room 23.00 Ft x 13.50 Ft

Laundry room 6.00 Ft x 3.00 Ft

4pc Bathroom Measurements not available

Living room 19.00 Ft x 13.00 Ft

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Listing Presented By:



Originally Listed by:  
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**RE/MAX REAL ESTATE  
(CENTRAL)**

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**4pc Bathroom** Measurements not available  
**5pc Bathroom** Measurements not available  
**Bonus Room** 17.33 Ft x 16.00 Ft  
**Recreational, Games room** 16.50 Ft x 11.50 Ft

**Kitchen** 16.00 Ft x 13.00 Ft  
**Office** 8.50 Ft x 7.00 Ft  
**Dining room** 10.00 Ft x 10.50 Ft