



## 2406 35 Street Calgary Alberta

\$989,800

OPEN HOUSE SATURDAY OCTOBER 5 FROM 2 TO 4 PM. Discover the perfect blend of style and comfort in this beautifully crafted home. Designed for modern living, the main floor is an entertainer's dream, showcasing an open-concept layout with impressive 9-foot ceilings. The front foyer opens to a large dining room with oversized windows. Chef's kitchen features abundant storage, custom cabinets, a large walk-in pantry, and high-end Bosch appliances. Quartz countertops and two-tone cabinetry add an elegant touch. The living room is spacious with a linear fireplace clad in stone and surrounded by built-in storage. Patio doors lead to a secluded East facing backyard with a deck and gas-burning fireplace. A discreet half bath and mudroom provide functional convenience. An open riser staircase with glass wall leads to the upper floor. Primary bedroom features soaring vaulted ceilings, a spacious walk-in closet with custom built-ins, and large windows that flood the space with natural light. The 5-piece ensuite is a luxurious space with a free-standing soaker tub, dual sinks, heated floor and a steam shower with rain feature. The walk-in closet has plenty of custom cabinetry. Ideal for families, the two secondary bedrooms offer plenty of space for kids, complemented by a stylish 4-piece bathroom. Enjoy the convenience of the dedicated laundry room, equipped with a sink and storage cabinets, also situated upstairs. The fully finished basement boasts a spacious fourth bedroom with a walk-in closet, a family/media room with a wet bar and wine fridge, and a stylish 3-piece bathroom. This home is complete with central air conditioning and is wired for sound. Striking rooflines and beautiful rock accents on the exterior add to the modern feel. Close to parks, playgrounds, and schools, this lovely home is within walking distance to the C train, transit, and an easy co...

Laundry room 8.67 Ft x 5.42 Ft

Primary Bedroom 13.83 Ft x 13.00 Ft

Bedroom 11.00 Ft x 9.92 Ft

Bedroom 11.42 Ft x 10.17 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Living room 15.33 Ft x 11.92 Ft

Kitchen 16.42 Ft x 9.92 Ft

Dining room 13.75 Ft x 10.17 Ft

Other 5.92 Ft x 5.33 Ft

Foyer 6.00 Ft x 6.00 Ft

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

Listing Presented By:



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Royal LePage Mission Real Estate

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CIR

REALTY

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**Family room** 19.17 Ft x 15.00 Ft

**2pc Bathroom** Measurements not available

**Bedroom** 13.50 Ft x 9.67 Ft

**Pantry** 5.58 Ft x 5.08 Ft