



## 3015 28 Street Calgary Alberta

\$1,195,000

Here on this quiet tree-lined street in Killarney is where you'll find this custom-built semi-detached two storey...a stylish infill with a total of 4 bedrooms, detached 2 car garage & central air to keep you cool on those hot summer days & nights! Beautifully decorated inner city home loaded with the finest in quality workmanship & detail, featuring rich hardwood floors & quartzite countertops, designer kitchen with upgraded stainless steel appliances, built-in speakers & low-maintenance West backyard complete with stone fireplace & patio. Complemented by flat 9ft ceilings, you will just love the open concept flow of the main floor with its inviting living room with fireplace accented by floor-to-ceiling built-ins & elegant dining room graced with coffered ceilings. The custom chef's kitchen is a sight-to-behold...with its large centre island & subway tile backsplash, "pantry" alcove with full-height cabinets & wine fridge, stainless steel farmhouse sink & high-end appliances including Bosch dishwasher & Jenn-Air gas stove/convection oven. The hardwood floors continue up to the 2nd floor & into the 3 lovely bedrooms...all with vaulted ceilings; the private owners' retreat has a large walk-in closet & spa-inspired ensuite with heated tile floors & Carrara marble, double vanities & free-standing tub, soaring 13ft ceilings & oversized glass shower. Steps from the other 2 bedrooms - one with built-in desk & Murphy bed, is the family bath & laundry with sink & LG steam washer/dryer. The lower level - with vinyl plank floors & in-floor heating, is beautifully finished with a 4th bedroom with big walk-in closet, full bath & rec room with wet bar. The West backyard is wonderful private space shaded by mature trees...& with the custom stone fireplace makes it the perfect spot for your outdoor entertaining! Prime location in this highly-desirable inner city community just mi...

4pc Bathroom Measurements not available

Recreational, Games room 20.00 Ft x 19.58 Ft

Bedroom 15.83 Ft x 12.25 Ft

2pc Bathroom Measurements not available

Living room 20.50 Ft x 12.75 Ft

Dining room 16.08 Ft x 12.33 Ft

4pc Bathroom Measurements not available

6pc Bathroom Measurements not available

Primary Bedroom 18.58 Ft x 12.92 Ft

Bedroom 13.58 Ft x 11.67 Ft

Bedroom 13.58 Ft x 9.75 Ft

Laundry room 6.33 Ft x 3.17 Ft

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

Listing Presented By:



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Kitchen 19.92 Ft x 14.17 Ft