



2020 32 Street Calgary Alberta

\$1,195,000

It's not every day you come across a home that leaves an impression...but the thoughtful design, timeless style and elegant finishes in this home is sure to impress the most discerning buyer. Located on an idyllic street in the heart of Killarney/Glengarry, this 2 storey home has over 2700sq. ft of fully finished living space. Flawless hardwood floors on every level (no carpet), custom millwork throughout, high ceilings and large windows, allowing the natural light to cascade in, creating an inviting glow. The open concept floorplan effortlessly flows from the flex room (currently used for more formal dining), to the kitchen, dining area, and through to the living room...creating a great environment for entertaining. Each finishing detail was intentionally chosen...including full height white custom cabinetry, quartz countertops, undermount lighting, stainless steel appliances, large island with breakfast bar, built in pantry, coffered ceilings and a cozy gas fireplace....all while creating inviting spaces. The primary bedroom is rich in elegance, featuring tray ceilings, custom millwork, a spa inspired ensuite with curbless shower, 10ml glass, deep soaker tub, dual sinks, heated tile floors and walk in closet with custom cabinetry. Two additional bedrooms, a spacious 4pc bathroom and laundry room that will inspire us all to do more laundry, cap off the 2nd level! The lower level is the ideal spot to relax after a long day with an expansive rec. room (roughed in for sound), custom built in wet bar and media center. Guests will feel right at home in the bright and sunny 4th bedroom with convenient access to a full bath, providing a great escape during their stay. The backyard creates a private oasis, with low maintenance landscaping and convenient access to the double detached garage (heated, epoxy flooring, built in storage & paved back alley). A few addition...

Primary Bedroom 16.00 Ft x 12.08 Ft

Bedroom 7.67 Ft x 13.58 Ft

Bedroom 11.17 Ft x 10.42 Ft

4pc Bathroom 5.50 Ft x 9.00 Ft

5pc Bathroom 9.83 Ft x 11.75 Ft

Laundry room 8.08 Ft x 6.17 Ft

3pc Bathroom 5.17 Ft x 8.67 Ft

Storage 4.42 Ft x 8.50 Ft

Kitchen 13.17 Ft x 13.75 Ft

Dining room 11.25 Ft x 10.00 Ft

Other 11.00 Ft x 10.75 Ft

Living room 11.25 Ft x 16.75 Ft

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Listing Presented By:



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Family room 14.50 Ft x 20.25 Ft

2pc Bathroom 4.17 Ft x 6.58 Ft

Bedroom 12.33 Ft x 10.83 Ft

Other 4.25 Ft x 6.67 Ft