



2414 35 Street Calgary Alberta

\$1,199,510

Experience modern luxury in this beautifully crafted home, perfectly designed for the discerning buyer. Spanning over 2,800 sq. ft., this residence combines sophisticated contemporary style with exceptional functionality, seamlessly blending spacious living and stunning outdoor spaces. Step inside to gleaming hardwood floors that unify the expansive open-concept main level. The chef's kitchen is a culinary masterpiece, featuring custom cabinetry, granite countertops, and premium stainless steel appliances—ideal for entertaining or everyday family gatherings. The adjoining family room offers a warm, inviting atmosphere to relax and unwind. The luxurious primary suite upstairs impresses with soaring vaulted ceilings, a large walk-in closet, and a spa-inspired 5-piece ensuite showcasing dual sinks, a freestanding soaking tub, and a glass-enclosed shower. Two additional bedrooms, a stylish 4-piece bathroom, and a convenient laundry area complete this level. The fully finished basement offers versatile space suited for various lifestyles, with an innovative option to create a legal basement suite by opening a partition wall—perfect for generating rental income or accommodating multi-generational living. Alternatively, the space can be customized into a spacious, open-plan area by removing drywall and adding a railing, providing flexibility to suit your needs. The basement features a generous bedroom, a fully equipped kitchen, a cozy living and dining area, and a sleek 4-piece bathroom. (id:6769)

Primary Bedroom 12.00 Ft x 11.83 Ft

Bedroom 13.25 Ft x 8.00 Ft

Bedroom 12.75 Ft x 8.00 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Other 8.00 Ft x 6.17 Ft

5pc Bathroom 12.50 Ft x 7.50 Ft

Laundry room 5.00 Ft x 8.00 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Bedroom 10.67 Ft x 9.00 Ft

Dining room 16.00 Ft x 14.00 Ft

Kitchen 21.00 Ft x 18.67 Ft

Living room 15.50 Ft x 10.50 Ft

Other 5.33 Ft x 5.33 Ft

2pc Bathroom 5.50 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca