



## 2418 32 Street Calgary Alberta

\$1,348,999

The timeless NEW YORK-INSPIRED BRICK HOME you've been waiting for! This brand-new DETACHED INFILL from Moon Homes has no detail overlooked across 2,690 sq ft of developed living space. Highlights include motion-activated LED lighting, bright oversized windows, panel moulding across all floors, and a smart home mobile app-controlled lights and heating system! Killarney is the ideal location for young families who want to be close to parks, schools, & local amenities, including Inglewood Pizza, Luke's Drug Mart, & Franco's Cafe, plus within walking distance to the LRT. The neighbourhood is a short drive to the downtown core, easily accessible along Bow Trail or 17 Ave, & a quick walk to the Killarney Aquatic Centre & community garden. Each inch of the home is uniquely designed to utilize the space expertly while adding the modern, upscale touches you expect. The main floor has engineered oak hardwood floors and 10-ft ceilings, a spacious foyer, and an upscale dedicated dining space w/ ceiling-height panelled windows. The show-stopping chef-inspired kitchen is welcoming and spacious, w/ a complete JENN-AIR appliance package, a pot filler, ceiling-height shaker-style cabinetry w/ recessed decorative oak niches w/ built-in LED lighting, and an oversized island w/ dual waterfall edges! Complementing the home's timeless feel is the large living room w/ gas fireplace showcasing a ceiling-height brick surround w/ black built-in cabinetry on either side. Step outside to the back deck through a dual sliding glass patio door for the ultimate entertainment experience. The contemporary powder room is nicely tucked away off the kitchen and features a soaring ceiling, motion-activated LED lighting, designer pendant light, vessel sink, and floating quartz countertop! Custom designer touches continue up the staircase w/ glass wall and panel moulding and into the gorgeous primary sui...

Primary Bedroom 15.92 Ft x 12.92 Ft

Other 8.83 Ft x 6.25 Ft

Bedroom 11.75 Ft x 9.58 Ft

Bedroom 14.00 Ft x 9.58 Ft

Laundry room 7.67 Ft x 5.75 Ft

4pc Bathroom 9.33 Ft x 4.92 Ft

Exercise room 11.83 Ft x 7.75 Ft

Recreational, Games room 15.17 Ft x 14.42 Ft

4pc Bathroom 8.33 Ft x 4.83 Ft

Living room 15.92 Ft x 14.75 Ft

Kitchen 20.83 Ft x 8.50 Ft

Dining room 11.92 Ft x 11.00 Ft

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

Listing Presented By:



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5pc Bathroom 11.50 Ft x 9.08 Ft

2pc Bathroom 6.25 Ft x 5.00 Ft

Bedroom 12.17 Ft x 10.42 Ft