



2430 27 Street Calgary Alberta

\$1,050,000

OPEN HOUSE SUNDAY, JULY 13TH FROM 1-4 PM. Located on a quiet tree-lined street in the established community of Killarney, this 3+1 bedroom home with modern farmhouse feel offers over 2800 sq ft of beautifully finished living space. The open main level presents wide plank hardwood floors, 10' ceilings, recessed lighting & stylish light fixtures showcasing a perfect entertaining space, including front dining room with detailed feature wall which effortlessly flows into the kitchen that's tastefully finished with crisp white cabinetry, quartz counter tops, large 2-toned island/eating bar & stainless steel appliances including a Bertazzoni gas stove & dual full-sized fridge/freezer. Adjacent to the kitchen is a spacious living room with feature stone fireplace & built-ins. A convenient mudroom & 2 piece powder room complete the main level. A detailed accent wall & an elegant staircase lead to the second level which hosts 3 bedrooms, a 5 piece bath & convenient laundry room with sink & storage. The spacious primary retreat with tray ceiling boasts a walk-in closet & luxurious 5 piece ensuite with in-floor heat, dual sinks, freestanding soaker tub & glass enclosed shower. Basement development with roughed-in in-floor heat includes a family room with wet bar & wine storage - a great space for game or movie night. A fourth bedroom with walk-in closet & 4 piece bath are the finishing touches to the basement. Other notable features include upgraded built-in speakers throughout & central air conditioning. Outside, enjoy the west facing front patio, perfect for summer evenings plus the huge back yard with deck & lower patio with firepit that are wonderful for outdoor entertaining. Parking is a breeze with a fully finished double detached garage with EV charger & work bench. This home provides an incredibly convenient location, close to the Killarney Recreation Centre, Shaganap...

Family room 18.92 Ft x 23.08 Ft

Furnace 6.75 Ft x 15.75 Ft

Bedroom 11.75 Ft x 11.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 15.33 Ft x 19.17 Ft

Dining room 13.42 Ft x 12.17 Ft

Other 4.42 Ft x 10.25 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 8.75 Ft x 5.42 Ft

Primary Bedroom 12.58 Ft x 14.00 Ft

Bedroom 9.92 Ft x 11.25 Ft

Bedroom 9.83 Ft x 12.33 Ft

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Listing Presented By:



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Living room 13.50 Ft x 14.67 Ft

Foyer 6.67 Ft x 7.42 Ft

5pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft