



## 2630 33 Street Calgary Alberta

\$925,000

OPEN HOUSE-SUNDAY, JULY 13. FROM 1:30-3:30PM. Welcome to this remarkable DETACHED CUSTOM-built 4 Bedroom & 3.5 Bath family home nestled in the prestigious Killarney community! With over 2678 SQFT of living space, this stunning property presents an amazing opportunity for those seeking a quality home in a prime LOCATION. NEW PAINT. NEW BOSCH REFRIGERATOR & GAS STOVE. Upon arrival, you'll be captivated by the BRIGHT & OPEN concept floor plan w/ 9 FT ceiling. The main level showcases beautifully OPEN CURVED STAIRCASE WITH IRON SPINDLES LEADING TO UPPER & LOWER LEVELS, and ENGINEERED HARDWOOD flooring adds an elegant touch, KNOCKDOWN CEILINGS & ROUNDED CORNERS, GRANITE COUNTERTOPS throughout, UNDER CABINET LIGHTING & CENTRAL AIR CONDITIONING. As you step on to the main level you will be greeted by the elegant hardwood flooring, leading you to the adjacent formal living room/ flex room--a versatile area that can be tailored to your specific needs. The gourmet kitchen is a true showstopper, featuring HIGH-END stainless steel appliances, custom designed full height soft-close cabinetry that extend to the ceiling with updated backsplash, pantry, stunning granite countertops, large center island with seating and a spacious dining room w/ side door to the back yard & garage. The living room, illuminated by pot lighting and featuring a cozy gas fireplace with a built-in wall unit that seamlessly connects to a delightful deck and back yard, ideal for summer BBQ and gathering. The front mudroom provides a built-in and a walk-in closet. Ascend the open CURVED STAIRCASE, you will discover a SKYLIGHT that brightens both the open staircase and hallway. Three bedrooms with ample closet space await, with the PRIMARY bedroom boasting soaring vaulted ceilings, a walk-in closet with built-ins, and a spa-like 5-piece ensuite with jetted tub, dual vanities and separated shower. The upper ...

Bedroom 12.33 Ft x 10.00 Ft

Recreational, Games room 22.42 Ft x 14.67 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Foyer 5.67 Ft x 5.50 Ft

Living room 12.25 Ft x 10.33 Ft

2pc Bathroom 6.58 Ft x 5.58 Ft

Other 17.17 Ft x 9.67 Ft

Primary Bedroom 16.83 Ft x 11.92 Ft

5pc Bathroom 8.67 Ft x 8.25 Ft

Bedroom 15.83 Ft x 10.50 Ft

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Listing Presented By:



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**Kitchen** 16.00 Ft x 12.58 Ft  
**Pantry** 4.08 Ft x 3.00 Ft  
**Dining room** 15.83 Ft x 7.25 Ft  
**Family room** 15.83 Ft x 12.17 Ft

**Bedroom** 12.00 Ft x 10.58 Ft  
**4pc Bathroom** 7.67 Ft x 5.33 Ft  
**Laundry room** 9.25 Ft x 4.83 Ft