



## 2630 35 Street Calgary Alberta

\$879,000

Welcome to your dream home in the heart of Killarney! This stunning 1782+ sq ft SEMI-DETACHED property offers an exceptional living experience in one of Calgary's most desirable communities! This home features a striking facade w/ clean lines enhanced by cedar and stone accents, with mature trees and low-maintenance TURF GRASS. Step inside, and a two-storey high foyer ceiling greets you w/ a transom window and coat closet. Highlights of this beautiful home include a RUSSOUND SPEAKER SYSTEM w/ controls in each room, a NEST thermostat and NEST carbon monoxide/smoke detectors, A/C, a PHANTOM SCREEN back door, and LOW MAINTENANCE LANDSCAPING! The kitchen is a chef's delight w/ UPGRADED appliances, a large peninsula island w/ bar seating that extends the counter space, and custom white shaker cabinetry that contrasts beautifully w/ the black quartz countertops. The adjacent dining area is flooded w/ natural light from the vast windows, offering an excellent spot for family meals. The living room, w/ its sleek stone fireplace, is the perfect place to unwind and leads out to the lush backyard, while a modern powder room features eye-catching terrazzo wallpaper, adding a playful yet sophisticated touch. Upstairs, you'll find more living space in the stylish bonus room, complete w/ a skylight that fills the space w/ natural light. The spacious primary suite is a serene retreat, featuring a large window that overlooks the treelined street, a TWO-WAY FIREPLACE w/ a contemporary stone surround, a large walk-in closet, and a spa-like ensuite. With an oversized vanity, heated floors, a deep soaking tub, and glass-enclosed shower, this bathroom provides the luxury and comfort you crave. There is also an additional bedroom, a full 4-pc bath w/ heated floors, and a laundry room, ensuring that everyone has plenty of room. Downstairs, a cozy media room w/ built-in surround sound and ...

Primary Bedroom 13.83 Ft x 12.92 Ft

Other 7.50 Ft x 5.92 Ft

Bedroom 11.50 Ft x 10.92 Ft

Bonus Room 12.25 Ft x 8.83 Ft

Laundry room 5.92 Ft x 2.92 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Media 19.08 Ft x 17.17 Ft

Furnace 12.42 Ft x 7.00 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Living room 14.00 Ft x 13.75 Ft

Kitchen 12.50 Ft x 9.58 Ft

Dining room 10.92 Ft x 10.42 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate



**Real Estate Professionals Inc.**

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

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

4pc Bathroom 16.17 Ft x 6.50 Ft

2pc Bathroom 5.67 Ft x 5.25 Ft

Bedroom 11.50 Ft x 10.50 Ft