



## 2812 35 Street Calgary Alberta

\$1,098,900

A beautiful brand new 3 storey boasting over 3100sqft of living space in the heart of the Killarney featuring 5 bedrooms/4.5 bath with many upgrades including high ceilings, engineered hardwood, upgraded appliances and quartz countertops throughout. As you walk in you are greeted by a spacious foyer with closet, a 2pce bath, a gorgeous open floor plan with the living room conveniently located at the front with a gas fireplace and built-in cabinetry. White Oak and painted kitchen with island for extra seating and a pantry for extra storage. Upgraded Kitchen Aid appliance package includes a built-in oven, microwave, dishwasher, gas cooktop and huge fridge/freezer! The dining room is located at the back with a sliding patio door to the vinyl covered deck. The mudroom with ample storage space and a bench finishes off the main floor. The stairs to the second-floor feature engineered hardwood and glass railing. The second floor consists of 3 bedrooms and 2 bathrooms. One of the bedrooms is a primary bedroom with its own 5pce ensuite including dual vanities, soaker tub, stand up shower, toilet, a massive walk-in closet, and a balcony! The other 2 bedrooms, one with another beautiful walk-in closet, share a common 3pce bath. The laundry is also conveniently located on the second floor with a sink. The third floor has a family room with balcony, another bedroom with its own walk-in closet and a 3pce bathroom. The basement is fully developed with an additional bedroom, den, rec room with wet bar and a 3pce bath. The fully fenced backyard provides privacy with landscaping to be completed in the Spring. This home also features a spacious detached garage. (id:6769)

3pc Bathroom 9.25 Ft x 4.92 Ft

Bedroom 9.92 Ft x 9.75 Ft

Laundry room 9.25 Ft x 6.08 Ft

Other 8.00 Ft x 6.58 Ft

Other 8.33 Ft x 3.67 Ft

5pc Bathroom 9.00 Ft x 13.58 Ft

Bedroom 9.25 Ft x 13.50 Ft

Primary Bedroom 11.83 Ft x 13.58 Ft

Other 9.92 Ft x 3.83 Ft

3pc Bathroom 9.92 Ft x 4.92 Ft

Family room 13.67 Ft x 18.17 Ft

Other 6.00 Ft x 4.83 Ft

3pc Bathroom 4.92 Ft x 11.17 Ft

Den 8.50 Ft x 10.17 Ft

Furnace 7.00 Ft x 14.67 Ft

Bedroom 9.67 Ft x 10.17 Ft

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Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty



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Other 6.17 Ft x 4.92 Ft

Recreational, Games room 10.83 Ft x 16.58 Ft

Bedroom 9.25 Ft x 12.92 Ft