



## 3017 36 Street Calgary Alberta

\$1,129,000

TREMENDOUS VALUE! KILLARNEY PARKSIDE 5 BEDROOM HOME W/ PRIVATE LEGAL SUITE, LARGE WEST YARD, JENNAIRE KITCHEN, FINISHED GARAGE! This stunning 5-bedroom haven is where memories are made and life's precious moments unfold. As you enter, the stunning accent wall and open concept design set the tone for this thoughtfully crafted space. Imagine starting your day with sunlight streaming through the east-facing dining room window, overlooking a serene park. The heart of this home is the breathtaking kitchen - a culinary paradise with a 13-foot island and top-of-the-line JENNAIR appliances. An adjacent office niche is perfect for work or homework while dinner simmers. In the evening, gather in the cozy family room around the magnificent stone tile fireplace. Summer nights are a delight in your spacious west-facing backyard. Fire up the BBQ on the huge patio and watch the sun paint the sky. The 125-foot long lot offers ample room for kids to play or for you to create your dream garden. Upstairs, a bonus lounge area awaits - use this space as a kids zone, a yoga retreat under skylight, an office, or whatever works for you. The master bedroom is a sanctuary with vaulted ceilings, park views, and a spa-like ensuite featuring a luxurious soaker tub and steam shower. Two additional bedrooms provide comfortable havens for children or guests, while a well-appointed laundry room makes household chores a breeze. This home's secret superpower is the 2 BEDROOM LEGAL LOWER SUITE w/ PRIVATE ENTRANCE - a fully independent two-bedroom apartment. Rent it out for up to \$2000 a month or use it for multigenerational living. The choice is yours! Located in the heart of Killarney, you're steps away from top-rated schools and major commuter routes. Your children can safely walk to the excellent K-6 elementary school across the street, fostering independence and community spirit. This isn't just a house...

Primary Bedroom 16.00 Ft x 13.50 Ft

5pc Bathroom Measurements not available

Other 8.42 Ft x 5.42 Ft

Family room 15.50 Ft x 12.58 Ft

4pc Bathroom Measurements not available

Laundry room 8.08 Ft x 6.42 Ft

Bedroom 13.58 Ft x 9.42 Ft

Bedroom 13.17 Ft x 9.92 Ft

4pc Bathroom Measurements not available

Recreational, Games room 17.58 Ft x 14.83 Ft

Dining room 12.83 Ft x 10.33 Ft

Kitchen 19.17 Ft x 15.33 Ft

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Listing Presented By:



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<http://kamdhillonre.com/>



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Bedroom 12.08 Ft x 9.92 Ft  
Bedroom 12.08 Ft x 11.67 Ft

Living room 15.50 Ft x 14.58 Ft  
2pc Bathroom Measurements not available