



## 3204 Kerrydale Road Calgary Alberta

\$1,099,900

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS\* Nestled on an OVERSIZED lot meaning an EXTRA WIDE HOME in one of the most sought-after pockets of Killarney! This like-new 4-bed, 3.5-bath infill offers refined inner-city living on a quiet street across from green space. The striking Smart Board and stucco exterior are paired with exposed aggregate concrete walkways, leading to a spacious, beautifully finished home. Inside, 10-ft flat-painted ceilings, engineered hardwood, and extensive pot lighting set the tone. The chef's kitchen features high-end stainless steel appliances, a quartz island, a corner pantry, and custom cabinetry with pull-out organizers. An elegant tiled fireplace anchors the rear living room, which opens to a fully fenced backyard with a gas line and aggregate concrete patio. Upstairs, the primary suite impresses with a huge walk-in closet, spa-like 5pc ensuite, and peaceful park views. Two additional bedrooms, a designer 4pc bath, and a well-appointed laundry room complete the upper level. The bright basement offers a spacious rec area with a wet bar, a guest bedroom with a walk-in closet, and a stylish 4pc full bath. With A/C, HRV, high-efficiency furnace, water softener, and an insulated double garage, this home checks every box. Enjoy top-tier schools, tree-lined streets, and a tranquil location just minutes from downtown. Schedule your private showing today! (id:6769)

Bedroom 13.58 Ft x 12.92 Ft

Recreational, Games room 26.58 Ft x 20.00 Ft

4pc Bathroom Measurements not available

Living room 17.42 Ft x 14.00 Ft

Kitchen 18.08 Ft x 9.17 Ft

Dining room 13.50 Ft x 11.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.25 Ft x 12.50 Ft

Bedroom 12.58 Ft x 10.00 Ft

Bedroom 11.58 Ft x 10.75 Ft

Laundry room 7.17 Ft x 5.75 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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