



## 3603 Kildare Crescent Calgary Alberta

\$1,195,000

Welcome to Kildare Crescent, one of the most coveted neighbourhoods in Killarney! This exceptional property sits on an expansive 8,700 sq. ft. lot, ideally located across from a picturesque open green space and park. With over 1,700 sq. ft. of finished living space above grade and an unfinished basement, this home offers significant potential for renovations and remodeling projects. The main floor features a spacious front living room and foyer, beautifully adorned with solid oak hardwood floors that extend into three generous bedrooms and the dining area. The primary bedroom includes a well-appointed full bathroom, complete with ceramic tile floors and granite countertops, providing ample counter space for your needs. The kitchen is designed for both functionality and style, boasting an abundance of cabinet space and finished with elegant white shaker cabinets, ceramic tile floors, granite countertops, and a stylish tile backsplash. All stainless steel appliances ensure this kitchen meets the demands of modern living. Adjacent to the kitchen, the dining area flows seamlessly into a charming lower sunroom, characterized by vaulted ceilings and a cozy wood-burning fireplace surrounded by stone—an ideal spot for relaxation and family gatherings. The unfinished basement offers a vast open space with immense potential for customization. This area can easily be transformed into a large recreation room, guest room, or additional bathroom. Currently, it features a designated washer and dryer area, complete with a utility sink. For builders and developers, an exciting land assembly option is available. This includes the opportunity to combine this property with the adjacent properties at 3603 and 3120 Kildare Crescent, totaling over 19,000 sq. ft. in combined land space. The subdivision has been approved for these two lots to be divided into five building lots, with each site...

Recreational, Games room 34.42 Ft x 30.42 Ft

Family room 11.75 Ft x 15.50 Ft

4pc Bathroom 6.92 Ft x 6.67 Ft

Bedroom 10.33 Ft x 10.00 Ft

Bedroom 9.67 Ft x 11.50 Ft

Dining room 13.83 Ft x 15.50 Ft

Kitchen 11.42 Ft x 13.83 Ft

Living room 19.75 Ft x 15.67 Ft

Other 11.67 Ft x 13.58 Ft

Primary Bedroom 12.33 Ft x 11.42 Ft

Listing Presented By:



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CIR Realty

<http://jeanmorency.alberta.cirrealty.ca/>



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