



112 35 Street Calgary Alberta

\$1,149,999

Discover the epitome of luxury and functionality in this meticulously cared-for semi-detached home, nestled in Parkdale's highly coveted "golden triangle." Spanning nearly 2400 square feet of developed space, this stunning residence offers an unparalleled living experience with its elegant design and premium features. As you step inside, you are greeted by a naturally bright, open-concept layout that exudes warmth and sophistication. The soaring 10-foot ceilings enhance the sense of space and light, creating an inviting atmosphere. Hardwood floors seamlessly guide you through the main living areas, leading to a chef-inspired kitchen that is a culinary enthusiast's dream. This gourmet kitchen is equipped with professional-grade built-in appliances, ample counter space, and custom cabinetry, making it perfect for both everyday cooking and entertaining guests. The kitchen flows effortlessly into the living and dining areas, ideal for hosting gatherings or enjoying quiet evenings at home. This home boasts two spacious bedrooms plus a versatile den, perfect for a home office or an additional guest bedroom. The primary suite is a true retreat, featuring in-floor heating and a heated towel rack, ensuring a cozy start to your day. Thoughtful upgrades abound throughout the home, including in-floor heating in the basement, central air conditioning for year-round comfort, a new hot water tank, a water softener system, and built-in speakers. The beautifully designed entertainment area in the basement offers a perfect blend of style and functionality, creating an inviting space for gatherings and relaxation. Every detail has been thoughtfully curated, from the elegant finishes to the state-of-the-art wine fridge, ensuring a luxurious experience for you and your guests. Step outside to discover your own professionally landscaped paradise. The backyard is a haven for outdoor livi...

Bedroom 13.00 Ft x 11.17 Ft

Recreational, Games room 14.00 Ft x 16.67 Ft

3pc Bathroom 4.92 Ft x 7.83 Ft

Furnace 8.83 Ft x 9.83 Ft

Living room 16.17 Ft x 18.50 Ft

Kitchen 13.92 Ft x 15.00 Ft

2pc Bathroom 5.50 Ft x 5.08 Ft

Primary Bedroom 12.08 Ft x 22.58 Ft

Bedroom 17.50 Ft x 11.67 Ft

5pc Bathroom 9.83 Ft x 15.50 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Other 8.25 Ft x 10.92 Ft

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

Listing Presented By:



Originally Listed by:
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