



## 2013 34 Street Calgary Alberta

\$1,295,000

Proudly presenting a stunning urban-inspired masterpiece in coveted Killarney. Thoughtfully designed & impeccably crafted, this three-story residence offers nearly 3650 SF of refined living space. The open-concept main floor showcases striking architectural details, including white oak hardwood floors, custom-milled cabinetry, oak & metal railings, & expansive windows that bathe the interior in natural light. The kitchen stands as a true showpiece featuring bespoke cabinetry with undermount lighting, exquisite quartz slab countertops & backsplash, premium JennAir appliances, Silgranit sink, & a impressive 12-foot island with seating for five. In the living area, a handsome floor-to-ceiling fireplace surround, & 8-foot garden doors make a bold yet sophisticated statement while white oak hardwood, mullioned windows, & an inviting dining area further elevate the curated, light-filled main floor. Completing the level is a convenient mudroom with built-ins & a pretty powder room. The gorgeous oak hardwood continues to the second level where the centrally situated bonus room is flanked by two distinguished bedrooms, each boasting its own ensuite with custom vanities, quartz counters, & beautifully tiled showers with glass doors while spacious walk-in closets with built-ins & large windows enhance the comfort & appeal of these inviting retreats. The third level is a sanctuary of elegance and comfort. The airy primary suite is flooded with natural light & features expansive sliding doors to a private balcony perfect for enjoying quiet morning coffee from the convenient beverage centre. The stunning ensuite exudes spa-like luxury with double custom oak vanities & refined quartz countertops, a dramatic steam shower, in-floor heating, & an opulent stand-alone waterfall tub. Completing this exceptional level is a considerable walk-in closet with extensive custom millwork. The ...

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 11.67 Ft x 13.50 Ft

Bedroom 14.17 Ft x 12.67 Ft

Family room 21.58 Ft x 14.92 Ft

5pc Bathroom Measurements not available

Bedroom 13.42 Ft x 10.42 Ft

Exercise room 8.42 Ft x 12.42 Ft

Recreational, Games room 19.00 Ft x 13.00 Ft

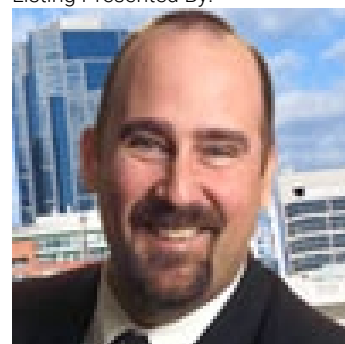
Dining room 14.08 Ft x 11.50 Ft

Kitchen 9.67 Ft x 17.50 Ft

Living room 14.08 Ft x 15.42 Ft

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Listing Presented By:



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Coldwell Banker Mountain Central

<https://www.robandkim.ca/>

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

**Primary Bedroom** 19.00 Ft x 14.08 Ft

**Other** 11.33 Ft x 15.50 Ft

**3pc Bathroom** Measurements not available

**Other** 5.75 Ft x 8.58 Ft

**2pc Bathroom** Measurements not available