

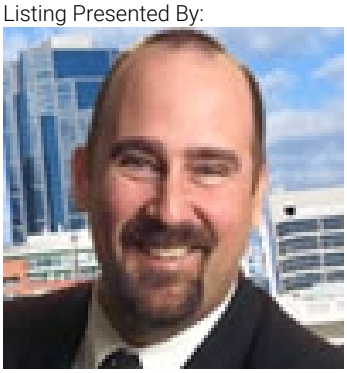
# 2022 36 Street Calgary Alberta

$1,299,900

Exclusive pre-sale opportunity in highly sought-after Killarney. This home features a total of over 2,826 sqft of thoughtfully designed living space by JTA Designs, with the opportunity to select your own finishes. The main floor boasts soaring 11-foot ceilings, hardwood flooring, a formal dining room with custom wainscoting, and a chef's kitchen with a massive 15-ft island, high-end appliances, quartz countertops, under-cabinet lighting, and elegant gold and black accents. The great room centers around a custom brick gas fireplace with built-in shelving, and a spacious mudroom adds practical convenience. Upstairs, 9-ft ceilings and hardwood floors continue, with a vaulted-ceiling primary suite featuring wainscoting, a luxurious 5-piece ensuite with in-floor heating and a steam shower rough-in, plus two additional bedrooms, a shared 3-piece bath, and a full laundry room. The fully finished basement includes a large rec room, gym, wet bar, additional bedroom, and 3-piece bath. Additional features include rough-ins for A/C, ceiling speakers, an alarm system, exterior cameras, and upgrade options. Ideally located on a quiet street in sought-after Killarney, this home offers quick access to downtown, excellent schools, parks, playgrounds, shopping, restaurants, cafes, transit, Westbrook Mall, Killarney Aquatic & Recreation Centre, Shaganappi Point Golf Course, and the vibrant 17th Avenue corridor. Call today to book your private tour. (id:6769)

Laundry room 7.83 Ft x 6.50 Ft
Primary Bedroom 16.00 Ft x 13.17 Ft
Bedroom 13.17 Ft x 9.67 Ft
Bedroom 11.83 Ft x 9.67 Ft
4pc Bathroom 9.67 Ft x 5.00 Ft
5pc Bathroom 11.50 Ft x 9.67 Ft
Recreational, Games room 17.67 Ft x 14.67 Ft
Exercise room 12.83 Ft x 7.67 Ft
Furnace 10.00 Ft x 4.00 Ft
Bedroom 14.67 Ft x 9.50 Ft
3pc Bathroom 7.67 Ft x 5.00 Ft
Kitchen 22.00 Ft x 13.83 Ft
Dining room 12.83 Ft x 10.67 Ft
Living room 16.00 Ft x 15.67 Ft
Foyer 8.50 Ft x 5.33 Ft
2pc Bathroom 5.83 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

http://www.tihomes.ca/

**RE/MAX Realty Professionals**

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