



## 2219 32 Street Calgary Alberta

\$1,195,000

Why move to NYC when you can get the 'feel' right here in Killarney?!?! Modern luxury meets function in this stunning Detached Single Family 2 Storey home with over 2,600sqft of living space adorned with luxury touches throughout! Great curb appeal on a stunning street, this classic exterior has charm and grace, then the Top of the Line specs in the open concept Main make you feel relaxed and at home! Welcoming Foyer, super huge windows with black trim shed natural light throughout all day long. The Dining Room and kitchen flow seamlessly, oversized pantry is a lifesaver, allows the oversized island to be used for prep by the Chef and socializing when entertaining! With natural wide-planked Hardwood Floors throughout most of the Main and the 2nd Floor, 10 ft ceilings on the Main, 9 ft ceilings up, this home will please All! Custom kitchen cabinetry provides a modern yet industrial feel with glass doors on some cabinets, Top of the line Stainless Steel appliances, adorned with Quartz C-tops, as is the island. Such a nice mix of black, gold, tumbled brick and natural woods! Custom lighting throughout, be sure to look for the Art TV as well as the other attached TVs and built-in speakers - great for entertaining, setting the mood and just plain relaxing! The Living Room and Breakfast Nook are a perfect size, with large windows once again looking out to the private yard full width deck, complimented by a brick-faced Fireplace. The Mudroom is so smart, allowing space as the family comes in from the insulated to paint Double Garage off the rear paved lane. Turf grass is easy for cleanup for the family pup! The large deck has room to hang, Duradek finishing. Upper level offers three large Bedrooms, each with their own walk-in closets. The Primary Bedroom with coffered ceiling is luxurious, with a large walk-in closet, 6-piece Ensuite with the full spa feel: Double sinks, ...

Recreational, Games room 10.83 Ft x 8.67 Ft

Family room 15.92 Ft x 14.25 Ft

Wine Cellar 7.67 Ft x 4.33 Ft

Bedroom 12.50 Ft x 9.58 Ft

3pc Bathroom 9.33 Ft x 4.33 Ft

Foyer 6.67 Ft x 5.50 Ft

Other 8.00 Ft x 5.42 Ft

2pc Bathroom 5.08 Ft x 4.75 Ft

5pc Bathroom 12.25 Ft x 10.00 Ft

Laundry room 9.67 Ft x 5.58 Ft

Primary Bedroom 15.42 Ft x 11.92 Ft

Bedroom 12.42 Ft x 9.67 Ft

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Listing Presented By:



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Dining room 13.50 Ft x 9.92 Ft

Kitchen 20.42 Ft x 13.50 Ft

Living room 17.83 Ft x 15.42 Ft

Bedroom 10.67 Ft x 10.25 Ft

4pc Bathroom 8.33 Ft x 5.58 Ft