



# 2233 35 Street Calgary Alberta

\$1,290,000

Welcome to this brand-new, exquisitely designed custom home with a West backyard built by Treehouse Developments -- an award-winning builder celebrated for quality craftsmanship and thoughtful design. Located in the heart of Killarney, this property stands apart from the typical infill with its elevated finishes, concrete party wall, full New Home Warranty and a level of luxury rarely found, offering both peace of mind and timeless appeal. It's packed with upgrades throughout and offers a truly refined living experience. Step inside to a welcoming foyer and dining room that flow seamlessly into an open-concept kitchen and living area, ideal for both everyday living and entertaining. The kitchen is equipped with high-end Fisher & Paykel appliances, stone countertops throughout, a large island, walk-in pantry, and stunning white oak rift-cut cabinetry. Extensive custom built-ins are thoughtfully integrated into the foyer, mudroom, and living room, adding function and elegance throughout the main floor. The living room features a porcelain-clad fireplace complete with Frame TV and sliding patio doors leading to a spacious maintenance-free composite deck. A functional mudroom off the rear entry leads directly to the garage, making daily routines effortless. Upstairs, a dramatic skylight floods the stairwell and bonus area with natural light, creating the perfect space for a desk or reading nook. The primary bedroom is impressively spacious, creating a true retreat with a spa ensuite that includes a standalone tub, steam shower with handheld, and heated floors. The main bath offers double sinks and linen storage, while upstairs laundry provides added convenience. Custom built-in closets are found throughout. The fully developed basement includes a large rec room with dry bar and bar fridge, a bedroom suite with walk-in closet and ensuite, and hydronic in-floor heating p...

Primary Bedroom 14.25 Ft x 13.33 Ft  
 Other 12.33 Ft x 5.83 Ft  
 5pc Bathroom 12.25 Ft x 9.92 Ft  
 Bedroom 9.75 Ft x 9.67 Ft  
 Bedroom 10.25 Ft x 9.58 Ft  
 Laundry room 5.92 Ft x 5.17 Ft

Other 8.33 Ft x 4.67 Ft  
 3pc Bathroom 8.42 Ft x 4.92 Ft  
 Storage 9.42 Ft x 5.00 Ft  
 Living room 14.42 Ft x 13.75 Ft  
 Other 18.00 Ft x 8.50 Ft  
 Dining room 11.75 Ft x 9.08 Ft

Listing Presented By:



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MaxWell Capital Realty

<https://danellekaspers.ca/>

**RE/MAX Realty Professionals**

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5pc Bathroom 11.42 Ft x 4.92 Ft  
Family room 19.75 Ft x 13.75 Ft  
Bedroom 13.67 Ft x 10.67 Ft

Foyer 8.00 Ft x 5.00 Ft  
Other 11.33 Ft x 5.42 Ft  
2pc Bathroom 4.92 Ft x 4.92 Ft