



## 2407 27 Street Calgary Alberta

\$1,699,000

\* Open House December 1st 11AM to 1PM! \*\* This beautifully updated 3,044 sq. ft. home is nestled on a peaceful street in Killarney. Offering 4 bedrooms, including 3 upstairs with private ensuites, this home is designed for modern comfort. The main floor boasts an expansive office with custom built-ins, an open-concept living space, and a gourmet kitchen with a walk-in pantry and top-of-the-line SUB ZERO and Wolff appliances. Large glass patio doors flood the space with natural light and lead to a welcoming outdoor living area. Recent upgrades include new white oak hardwood flooring throughout most of the home, fresh paint, modern quartz countertops, stylish kitchen quartz backsplash, quartz updated on main floor fireplaces and bathrooms. The lower level is designed for entertainment and relaxation, featuring in-floor heating, a wet bar, fireplace, home theater room, an additional bedroom, and a full bathroom. The low-maintenance, sunny west-facing backyard features a newer multi-tiered deck with privacy wall, and concrete patio, perfect for outdoor enjoyment. The oversized double garage offers plenty of extra storage and is fully drywalled and insulated. Additional features include central air conditioning, a water filtration system, and built-in ceiling speakers throughout. (id:6769)

Family room 20.92 Ft x 16.67 Ft

Recreational, Games room 8.17 Ft x 7.00 Ft

Furnace 9.25 Ft x 7.92 Ft

Other 10.17 Ft x 10.17 Ft

Other 11.00 Ft x 10.00 Ft

Media 18.67 Ft x 15.00 Ft

Storage 23.25 Ft x 3.25 Ft

Bedroom 12.00 Ft x 8.75 Ft

3pc Bathroom 8.00 Ft x 5.00 Ft

Kitchen 15.50 Ft x 12.08 Ft

Dining room 14.17 Ft x 11.25 Ft

Breakfast 12.83 Ft x 9.00 Ft

Living room 21.08 Ft x 14.83 Ft

Office 14.50 Ft x 10.50 Ft

Foyer 13.00 Ft x 10.25 Ft

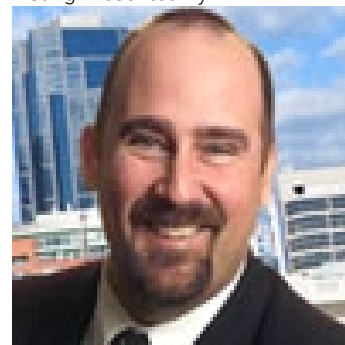
Other 6.83 Ft x 6.58 Ft

Other 33.00 Ft x 22.00 Ft

2pc Bathroom 4.83 Ft x 4.75 Ft

Laundry room 10.33 Ft x 5.42 Ft

Listing Presented By:



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