



2407 27 Street Calgary Alberta

\$1,699,900

OPEN HOUSE SATURDAY, JANUARY 25TH FROM 1:30-4 PM & SUNDAY, JANUARY 26TH FROM 1-3 PM.

Located on a quiet, treelined street in the established community of Killarney, this graceful updated 3+1 bedroom home offers nearly 4500 sq ft of luxurious developed living space. The breathtaking main level presents high ceilings, stylish light fixtures & crown moulding, showcasing formal dining area with ample space to accommodate a family gathering or dinner party & spacious living room that's anchored by a feature fireplace. The kitchen is beautifully updated & finished with new quartz counter tops & backsplash, island/eating bar, plenty of storage space (including a walk-in pantry) & high-end appliances, including a new Sub-Zero fridge. A comfortable breakfast nook overlooks the back yard. Tucked away just off the foyer is a private den/office with cozy fireplace & custom built-ins - perfect for work from home days. Completing the main level is a mudroom & 2 piece powder room. A sophisticated split staircase leads to the second level hosting 3 bedrooms, one with access to a private balcony & all with walk-in closets & private ensuites. Double French doors open to the elegant primary retreat with tasteful tray ceiling & double-sided fireplace, which is a true private oasis, boasting a to-die-for walk-in closet & chic renovated spa-like 5 piece ensuite with new tile flooring, dual vanities plus makeup vanity, relaxing oval freestanding soaker tub & steam shower. A convenient laundry room with sink & storage is located just off the primary bedroom. A second split staircase leads to the basement with in-floor heat that's spot-on for entertaining on game or movie night, featuring a large family/games area complete with fireplace & wet bar plus a media/theatre room. There's also a flex room which could be utilized as a home gym or second office space. The finishing touches to basem...

Family room 20.92 Ft x 16.69 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

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 6.59 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Storage	23.28 Ft x 3.25 Ft	2pc Bathroom	.00 Ft x .00 Ft
Bedroom	12.00 Ft x 8.75 Ft	Laundry room	10.33 Ft x 5.42 Ft
3pc Bathroom	.00 Ft x .00 Ft	Primary Bedroom	18.25 Ft x 15.17 Ft
Kitchen	15.50 Ft x 12.08 Ft		