



## 2418 35 Street Calgary Alberta

\$1,300,000

Welcome to this stunning modern home featuring a sleek exterior and a contemporary urban design. With over 2,800 sq ft of thoughtfully designed living space, this home offers a spacious floorplan and outdoor areas rarely found in homes of this size. Upon entry, you're greeted by beautiful hardwood floors throughout the main level, leading to a bright and inviting living room with an open-concept layout. The kitchen is a chef's dream, boasting custom cabinetry, granite countertops, and a full stainless steel appliance package. The adjoining family room creates the perfect space for entertaining family and friends. Upstairs, the expansive master retreat features a generous walk-in closet, vaulted ceiling and a luxurious 5-piece ensuite complete with dual sinks, a freestanding soaker tub, and a glass-enclosed shower. Two additional bedrooms, a laundry room, and a 4-piece bathroom complete the upper level. The basement offers even more living space, including a spacious bedroom with ample closet space, a fully equipped kitchen, a cozy family/dining room perfect for a nanny or mother-in-law suite, and a 4-piece bathroom. Additionally, the property includes the potential for a legal basement suite, offering excellent income potential or multi-generational living options. This home provides easy access to downtown, and shopping, and is just a 10-minute drive to Rocky View Hospital, You'll also enjoy the convenience of nearby public transit, universities, and schools, making it the perfect location for any lifestyle. (id:6769)

Primary Bedroom 3.94 M x 3.05 M

Bedroom 4.04 M x 2.44 M

Bedroom 3.89 M x 2.44 M

4pc Bathroom 1.52 M x 2.44 M

5pc Bathroom 3.81 M x 2.29 M

Other 2.44 M x 1.88 M

Bedroom 3.25 M x 2.74 M

Dining room 4.88 M x 4.27 M

Living room 4.72 M x 3.20 M

Kitchen 6.40 M x 5.69 M

Other 1.62 M x 1.62 M

2pc Bathroom 1.68 M x 1.58 M

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca