



2418 35 Street Calgary Alberta

\$1,289,000

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 a legal basement suite, offering excellent income 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.

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Primary Bedroom 12.92 Ft x 10.00 Ft
 5pc Bathroom 12.50 Ft x 7.50 Ft
 Bedroom 13.25 Ft x 8.00 Ft
 Bedroom 12.75 Ft x 8.00 Ft
 4pc Bathroom 5.00 Ft x 8.00 Ft
 Other 8.00 Ft x 6.17 Ft
 4pc Bathroom 5.00 Ft x 8.00 Ft
 Bedroom 10.67 Ft x 9.00 Ft

Kitchen 10.00 Ft x 5.00 Ft
 Family room 14.00 Ft x 13.25 Ft
 Dining room 16.00 Ft x 14.00 Ft
 Kitchen 21.00 Ft x 18.67 Ft
 Living room 15.50 Ft x 10.50 Ft
 2pc Bathroom 5.50 Ft x 5.17 Ft
 Other 5.33 Ft x 5.33 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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