



# 2423 33 Street Calgary Alberta

\$849,900

**\*\*OPEN HOUSE THURSDAY & FRIDAY, DEC 5TH & 6TH @ 12-5 PM\*\* \*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* Welcome to this EXQUISITE DETACHED 2-STOREY HOME with a FULLY DEVELOPED BASEMENT in the highly sought-after community of KILLARNEY. Custom-built by TROYBUILT HOMES, this stunning residence features a STUCCO AND STONE EXTERIOR and a SIZEABLE WEST-FACING BACKYARD with a deck, perfect for outdoor gatherings. Inside, the OPEN-CONCEPT MAIN FLOOR showcases HARDWOOD FLOORING throughout, a spacious living room with BAY WINDOWS, a TWO-WAY GAS FIREPLACE, and an elegant formal dining area. The TIMELESS KITCHEN boasts DARK MAPLE CABINETS, GRANITE COUNTERTOPS, a STONE TILE BACKSPLASH, GOURMET STAINLESS STEEL APPLIANCES, and a central island with bar seating. Completing this level is a tiled mudroom and a 2-PIECE POWDER ROOM. Upstairs, the PRIMARY BEDROOM impresses with VAULTED CEILINGS, abundant natural light, and a LUXURIOUS 5-PIECE ENSUITE featuring a SOAKER TUB, dual vanities, and IN-FLOOR HEATED TILE. Two additional bedrooms, a 4-piece bathroom, and a well-appointed laundry room add to the upper level's appeal. The FULLY DEVELOPED BASEMENT includes a bright rec room, a versatile den or extra bedroom, a spacious additional bedroom with a walk-in closet, and a 3-PIECE BATHROOM. Mechanically, the home is equipped with a HIGH-EFFICIENCY FURNACE, ON-DEMAND HOT WATER, a WATER SOFTENER, and a WATER FILTRATION SYSTEM. The BACKYARD OASIS features a WOOD DECK with a BBQ GAS LINE, ample yard space for children and pets, and a DOUBLE DETACHED GARAGE. Conveniently located near the KILLARNEY AQUATIC CENTRE, shops, restaurants, and a short drive to DOWNTOWN, this home combines style, functionality, and location! Don't miss your chance to make this home yours! (id:6769)**

Primary Bedroom 14.92 M x 13.42 M

Bedroom 10.92 M x 8.08 M

Bedroom 13.00 M x 7.42 M

Laundry room 7.33 M x 5.25 M

4pc Bathroom .00 M x .00 M

Den 11.00 M x 7.67 M

Recreational, Games room 15.33 M x 14.17 M

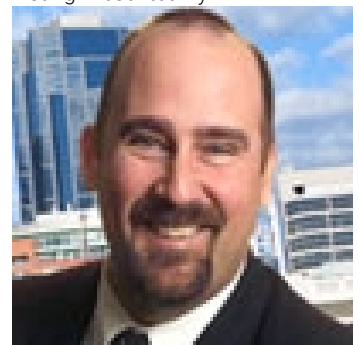
3pc Bathroom .00 M x .00 M

Living room 22.67 M x 9.42 M

Kitchen 16.42 M x 11.50 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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5pc Bathroom .00 M x .00 M  
Bedroom 14.67 M x 9.33 M

Dining room 11.58 M x 8.00 M  
2pc Bathroom .00 M x .00 M