



# 2432 32 Street Calgary Alberta

\$1,028,800

Not all infills are created equal. This modern Killarney residence stands apart with craftsmanship you can see, and construction you can feel. Bathed in natural light through oversized windows and framed by 10' main-floor ceilings, the home balances warm engineered hardwood with a refined, contemporary palette. From the moment you step inside, the fit and finish telegraph quality: crisp lines, precise millwork, and a floor plan that moves effortlessly from everyday living to elegant entertaining. At the front, a formal dining room sets the tone, three large picture windows, a statement light fixture and room for those long, lively dinners. The heart of the home is an oversized chef's kitchen that's both beautiful and hard-working: white and warm wood-grain cabinetry to the bulkhead, gleaming waterfall quartz counters, built-in wall oven, a gas cooktop beneath a sleek stand-alone hood fan, and a Carrara marble herringbone backsplash that wraps the hood for a bespoke, designer finish. The generous island invites coffee catch-ups and weekend prep, while the full upgraded stainless appliance package delivers performance worthy of the space. Anchored by a tiled gas fireplace with custom open shelving, the living room is scaled for comfort and conversation. It flows naturally to the backyard for easy summer living, with over \$40k in low maintenance landscaping with concrete walkways, a large patio, and BBQ gas hookup so hosting is as simple as turning a knob. Upstairs, the private retreat continues the theme of understated luxury. The primary suite features a tray ceiling, upgraded blinds, and a walk-in closet fit with custom built-ins. The spa-calibre 5-piece ensuite pampers with a freestanding soaker tub, an oversized glass shower, 24"x24" tile, in-floor heat, and a steam rough-in already planned into the layout. Two additional bedroom suites are thoughtfully finished...

Recreational, Games room 19.08 Ft x 21.50 Ft  
Bedroom 11.83 Ft x 11.58 Ft  
3pc Bathroom 8.00 Ft x 8.67 Ft  
Other 8.00 Ft x 3.67 Ft  
Furnace 6.75 Ft x 12.42 Ft  
Living room 14.67 Ft x 12.67 Ft

2pc Bathroom 5.50 Ft x 5.00 Ft  
Primary Bedroom 13.08 Ft x 17.33 Ft  
5pc Bathroom 8.33 Ft x 19.08 Ft  
Bedroom 9.75 Ft x 14.08 Ft  
Bedroom 12.00 Ft x 10.50 Ft  
4pc Bathroom 9.25 Ft x 4.83 Ft

Listing Presented By:



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Kitchen 14.92 Ft x 20.50 Ft

Laundry room 9.25 Ft x 5.92 Ft

Dining room 14.00 Ft x 11.17 Ft