

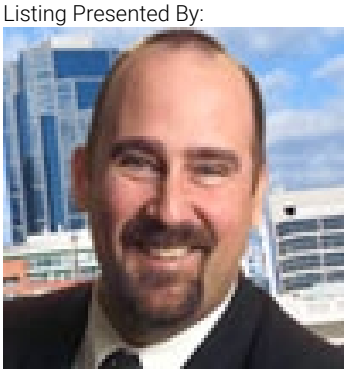
2609 35 Street Calgary Alberta

$1,165,000

Exceptional design, quality craftsmanship, and thoughtful upgrades come together in this beautifully finished home. From the striking Hardie Board and red brick exterior to the bright, sophisticated interior, every detail has been carefully considered. Step inside to an impressive open-concept main floor featuring soaring 10' ceilings, wide-plank 7" white oak engineered hardwood flooring, designer lighting, and an abundance of natural light. The front dining area provides an elegant yet comfortable setting for hosting family and friends. At the heart of the home is the show-stopping chef's kitchen, combining high-end finishes with everyday functionality. Featuring premium Fisher & Paykel appliances including a gas range, custom cabinetry, soft-close doors and drawers, quartz countertops, a custom-built hood fan, and integrated speakers, this kitchen was designed to impress. The adjoining living room offers a warm and inviting atmosphere centred around a sleek contemporary fireplace. Large glass doors extend the living space outdoors to an impressive 11' x 21' concrete patio complete with a gas line for effortless summer BBQs and entertaining. A spacious mudroom and stylish powder room complete the main level. Upstairs, the beautiful white oak railing and black iron detailing lead to a thoughtfully designed second floor. The primary retreat feels like a private escape with dramatic vaulted ceilings, an oversized walk-in closet, and a spa-inspired ensuite featuring heated floors, dual sinks, a deep soaker tub, separate shower, and built-in speakers. Two additional bedrooms are both generously sized and filled with natural light, while the large 5-piece main bathroom with dual sinks makes busy mornings a little easier. A conveniently located upper-floor laundry room with its own sink completes this level. The professionally finished basement continues the same attenti...

4pc Bathroom 7.83 Ft x 4.92 Ft
Other 2.33 Ft x 6.33 Ft
Bedroom 11.83 Ft x 10.50 Ft
Recreational, Games room 14.92 Ft x 31.75 Ft
Furnace 5.75 Ft x 19.50 Ft
Other 6.58 Ft x 7.00 Ft
Living room 14.50 Ft x 15.17 Ft
Other 7.33 Ft x 8.25 Ft
5pc Bathroom 9.17 Ft x 8.17 Ft
5pc Bathroom 9.08 Ft x 12.08 Ft
Bedroom 9.83 Ft x 11.33 Ft
Bedroom 9.58 Ft x 11.42 Ft

Listing Presented By:



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2pc Bathroom 6.92 Ft x 5.00 Ft

Dining room 12.83 Ft x 11.58 Ft

Kitchen 15.75 Ft x 18.33 Ft

Laundry room 5.50 Ft x 8.25 Ft

Primary Bedroom 13.25 Ft x 13.00 Ft

Other 8.42 Ft x 11.17 Ft