



2611 35 Street Calgary Alberta

\$1,399,998

This brand-new DETACHED INFILL in KILLARNEY pairs modern architecture with real-life function, traits you've grown to expect from Moon Homes! Light pours in through large windows, finishes are clean and timeless, and the floorplan keeps everyday living simple. Step into a welcoming foyer and a front dining space that fits a long table for gatherings. The centerpiece kitchen is where form meets function: upscale wall panelling, a generous island with QUARTZ counters, FULL-HEIGHT CABINERY, a BUILT-IN PANTRY for the bulk items and small appliances, and a sleek appliance package anchored by a GAS COOKTOP. It's a layout that works for weeknight meals and weekend prep alike, keeping lines of sight open to both the dining room and the rear living area. At the back, the great room is relaxed and inviting, centred on a contemporary fireplace wall that's ready for your media setup, with large 10-ftx8-ft bi-parting patio doors to the yard so the space stays bright year-round. A well-placed POWDER ROOM sits off the staircase - easy access, out of view - and side mudroom is exactly what you want after a run to the store or a rainy dog walk: a practical side entry with a BUILT-IN CLOSET direct from the exterior path so traffic doesn't cut through the main living area. Upstairs, the primary suite takes the quiet front of the home and turns it into a true retreat. The bedroom reads calm and airy with a VAULTED CEILING, while the ensuite brings SPA ENERGY and a STEAM SHOWER - perfect for cold mornings and post-workout recovery. A proper WALK-IN CLOSET handles day-to-day rotation and seasonal storage without crowding the bedroom. Down the hall, two bright secondary bedrooms both include WALK-IN CLOSETS, giving kids or guests real storage (and fewer dressers). The MAIN 4-PC BATH is modern and streamlined, finished with durable tile and a full-depth tub. A convenient UPPER-LEVEL LAUNDR...

Primary Bedroom 16.00 Ft x 14.08 Ft

Other 9.00 Ft x 6.25 Ft

Bedroom 12.50 Ft x 9.67 Ft

Laundry room 7.75 Ft x 6.08 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 12.08 Ft x 10.50 Ft

Exercise room 10.92 Ft x 7.83 Ft

Recreational, Games room 15.75 Ft x 14.50 Ft

Furnace 7.42 Ft x 7.08 Ft

4pc Bathroom Measurements not available

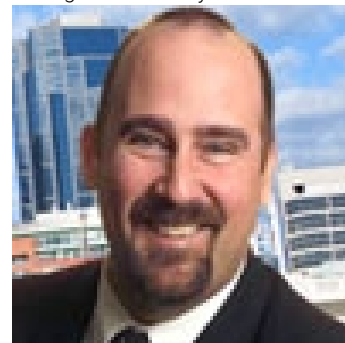
Living room 16.58 Ft x 16.00 Ft

Kitchen 22.00 Ft x 9.33 Ft

Dining room 14.08 Ft x 9.42 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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