



2611 35 Street Calgary Alberta

\$1,399,000

This brand new detached infill in Killarney, by Moon Homes, offers a thoughtful balance of modern architecture and everyday functionality, with a layout designed to suit both daily living and entertaining. The main floor is planned to feel bright and open, with large windows bringing in natural light and a clean, timeless finish palette throughout. A welcoming foyer leads into a front dining area sized to comfortably accommodate larger gatherings, creating a natural place to host without sacrificing flow. At the centre of the home, the kitchen is designed to combine form and function. Full-height cabinetry, quartz countertops, a generous island, and dedicated pantry storage provide both visual appeal and practical workspace. A gas cooktop anchors the appliance package, while open sightlines connect the kitchen to the dining and rear living areas, keeping the layout cohesive and efficient. The rear living space is designed as a relaxed gathering area, centred around a contemporary fireplace feature with room for a full media setup. Oversized bi-parting patio doors are planned to open to the backyard, allowing the space to remain light-filled throughout the year. A discreet powder room is positioned off the staircase, while a side entry mudroom with built-in storage offers a functional transition from outdoors, keeping the main living areas uncluttered. Upstairs, the primary suite is planned as a private retreat at the front of the home. A vaulted ceiling enhances the sense of space, while the ensuite is designed to include a steam shower for a spa inspired experience. A walk-in closet provides ample storage without encroaching on the bedroom. Two additional bedrooms are designed with walk-in closets, offering flexibility for family, guests, or home office use. A modern four-piece bathroom and a conveniently located upperlevel laundry room complete the floor, supporting e...

Primary Bedroom 16.50 Ft x 16.00 Ft

Other 9.00 Ft x 5.83 Ft

Laundry room 6.00 Ft x 7.75 Ft

4pc Bathroom 9.58 Ft x 5.00 Ft

Other 4.50 Ft x 4.00 Ft

Bedroom 12.50 Ft x 9.67 Ft

Recreational, Games room 14.50 Ft x 15.75 Ft

Exercise room 11.00 Ft x 7.92 Ft

Furnace 7.08 Ft x 7.50 Ft

4pc Bathroom 5.00 Ft x 8.67 Ft

Bedroom 14.50 Ft x 10.50 Ft

Other 5.92 Ft x 8.00 Ft

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Listing Presented By:



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Bedroom	9.67 Ft x 11.33 Ft	Dining room	10.67 Ft x 14.58 Ft
Other	4.33 Ft x 4.17 Ft	Other	22.00 Ft x 10.67 Ft
5pc Bathroom	9.58 Ft x 11.58 Ft	2pc Bathroom	5.00 Ft x 5.50 Ft