

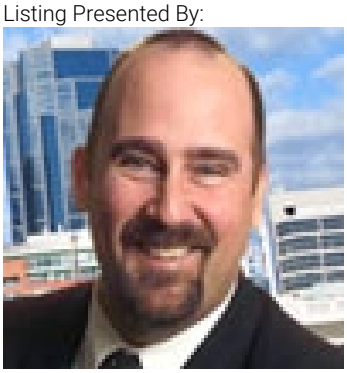
2613 35 Street Calgary Alberta

$1,349,000

BRAND NEW DETACHED INFILL IN KILLARNEY BY MOON HOMES! Featuring an EXTENDED BASEMENT, PRIVATE BASEMENT SAUNA, CENTRAL A/C, and a FULLY FINISHED GARAGE WITH EPOXY FLOORING! Offering 2,900 sq. ft. of thoughtfully designed living space, this exceptional home combines modern luxury with everyday functionality. Buyers also have the rare opportunity to personalize select finishes and design elements while working directly with the builder.The bright and open main floor showcases expansive windows that fill the home with natural light. A welcoming foyer leads to a spacious front dining area, perfect for hosting family and friends. At the heart of the home, the designer kitchen features full-height cabinetry, quartz countertops, a large island, generous pantry storage, and a premium gas cooktop. Open sightlines connect the kitchen to the dining area and rear living room, creating an effortless flow for everyday living and entertaining.The rear living room is centred around a contemporary fireplace feature with ample space for a full media setup. Oversized bi-parting patio doors open to the backyard, seamlessly connecting indoor and outdoor living. A discreet powder room is tucked beside the staircase, while a practical side-entry mudroom with built-in storage adds everyday convenience. Additional highlights include CENTRAL AIR CONDITIONING and a FINISHED GARAGE COMPLETE WITH EPOXY FLOORING.Upstairs, the primary suite serves as a private retreat with a stunning vaulted ceiling, spacious walk-in closet, and spa-inspired ensuite featuring a steam shower. Two additional bedrooms each include walk-in closets, offering flexibility for family, guests, or a home office. A modern four-piece bathroom and conveniently located upper-level laundry room complete the second floor.The EXTENDED BASEMENT takes this home to another level, offering additional functional living space designed ...

4pc Bathroom 9.42 Ft x 4.92 Ft
5pc Bathroom 9.50 Ft x 11.50 Ft
Bedroom 9.58 Ft x 12.25 Ft
Bedroom 9.67 Ft x 12.25 Ft
Laundry room 7.67 Ft x 6.33 Ft
Bedroom 14.67 Ft x 13.75 Ft
Recreational, Games room 14.58 Ft x 26.75 Ft
Furnace 11.00 Ft x 7.17 Ft
2pc Bathroom 5.33 Ft x 6.08 Ft
Dining room 10.33 Ft x 11.25 Ft

Listing Presented By:



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Real Estate Professionals Inc.

RE/MAX Realty Professionals

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Primary Bedroom 16.00 Ft x 23.33 Ft

Other 5.83 Ft x 8.83 Ft

3pc Bathroom 11.00 Ft x 5.75 Ft

Foyer 5.67 Ft x 8.00 Ft

Kitchen 17.75 Ft x 26.92 Ft

Living room 15.92 Ft x 14.33 Ft