



## 2617 27 Street Calgary Alberta

\$875,000

Set on a quiet tree-lined street in sought-after Killarney, this 4 bedroom, detached family home combines timeless design with modern updates for everyday comfort and peace of mind. Recent improvements include a new furnace (2020), central A/C (2022) and a retractable awning (2024), adding year-round comfort and effortless outdoor living. Sunlight fills the elegant interior where rich hardwood floors extend through an open and inviting layout ideal for family life. A versatile front flex space adapts to your needs, ideal for dining, a home office or cozy sitting room. Culinary creativity is inspired in the chef's kitchen with granite countertops, stainless steel appliances, a gas range and both a centre island with breakfast bar seating and a second peninsula island for extra workspace. A walk-in pantry offers generous storage and the adjacent dining nook is perfectly placed for both family meals and entertaining. Relaxation comes easy in the living room anchored by a gas fireplace and framed by oversized windows that capture backyard views. A discreet powder room is thoughtfully tucked away for added privacy. Upstairs, the spacious primary suite offers dual walk-in closets, an ensuite with dual sinks, a deep soaker tub and a separate shower. Two additional bedrooms are bright and well-sized, complemented by a 4-piece main bathroom and upper-level laundry for everyday convenience. The fully finished basement extends the living space with a large recreation area for movie nights or playtime, a 4th bedroom and a full bathroom ideal for guests or teens. Outside, the west backyard is a true haven featuring a full-width patio for barbeques, a grassy play area for kids and pets and a double garage with paved lane access. Enjoy a walkable, family-friendly location just minutes from the Killarney Aquatic and Recreation Centre, top-rated schools, 17th Avenue shops and rest...

Recreational, Games room 14.67 Ft x 14.83 Ft

2pc Bathroom 5.58 Ft x 4.92 Ft

Bedroom 14.67 Ft x 15.17 Ft

Primary Bedroom 15.92 Ft x 17.58 Ft

4pc Bathroom 5.83 Ft x 9.75 Ft

Bedroom 9.67 Ft x 12.17 Ft

Living room 15.92 Ft x 14.25 Ft

Bedroom 9.67 Ft x 10.75 Ft

Kitchen 17.83 Ft x 17.75 Ft

5pc Bathroom 7.92 Ft x 9.92 Ft

Dining room 10.92 Ft x 15.50 Ft

4pc Bathroom 7.92 Ft x 7.58 Ft

Listing Presented By:



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