



## 2807 36 Street Calgary Alberta

\$874,999

This beautiful two-storey, semi-detached residence, nestled on a quiet sought-after Killarney inner city street, steps from Holy Name School and Killarney School. This custom-built home has been designed and finished with exacting attention from a professional designer are what sets it apart. The exterior finishing (stone, Stucco, Cedar) is a hint of what to expect inside 2600+ sq ft of living space designed to incorporate beauty with functionality having energy efficient lights throughout. Spacious living room with cozy fireplace, 9-foot ceilings on the main floor and a spectacular kitchen with Kitchen aid appliance package and quartz island, plus a huge eating area. Maple staircase. With Pitched roof allows for vaulted wooden ceilings. Loft and stair area. The master bedroom with 11 ft Ceiling has a luxurious Ensuite including separate stand-alone shower, stunning oval soaker tub and his & her sinks. The finished basement is great for hosting oversized rec room with built-in media hutch, wet bar & 4th bed/bath for guests. Step outside to the sun-drenched west-facing backyard, complete with Deck—ideal for enjoying those balmy summer evenings. The property also includes a double detached garage that is both insulated and drywalled, enhancing comfort and convenience. (id:6769)

4pc Bathroom 6.00 Ft x 8.25 Ft

Bedroom 13.00 Ft x 11.67 Ft

Recreational, Games room 18.92 Ft x 17.33 Ft

Furnace 6.00 Ft x 10.08 Ft

Other 5.58 Ft x 8.83 Ft

2pc Bathroom 6.08 Ft x 5.33 Ft

Dining room 9.92 Ft x 13.25 Ft

Family room 16.17 Ft x 13.08 Ft

Kitchen 10.08 Ft x 15.75 Ft

Living room 13.67 Ft x 12.33 Ft

4pc Bathroom 9.33 Ft x 5.00 Ft

5pc Bathroom 9.33 Ft x 15.83 Ft

Bedroom 9.83 Ft x 12.00 Ft

Bedroom 9.92 Ft x 12.00 Ft

Laundry room 6.33 Ft x 5.33 Ft

Office 6.58 Ft x 5.33 Ft

Primary Bedroom 15.67 Ft x 14.50 Ft

Other 6.75 Ft x 7.83 Ft

Listing Presented By:



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