



## 2812 35 Street Calgary Alberta

\$945,000

\*OPEN HOUSE SUN DEC 14TH 2:00-4:00PM!\* Priced to Sell! Over 3,300 livable square feet in this beautiful, brand new, 3-storey infill in the heart of the Killarney! With 5 bdrms + 4.5 baths, high ceilings, engineered hardwood, upgraded appliances and quartz countertops throughout this property offers so much! Walk into the spacious Main Foyer entrance, with custom closet, a 2-pc bath and impressively open floor plan; with Living Room cleverly located at the front. Imagine cozying up and relaxing next to the gas fireplace and built-in cabinetry with a good book. The nearby Kitchen features White Oak with large, long, island for extra seating and a separate pantry for extra storage. Here you'll also find higher end, stainless steel appliances including a built-in oven, microwave, dishwasher, gas cooktop and huge, commercial grade, fridge+freezer! The Dining Room features space to eat and entertain and a sliding patio door leads out to the rear deck - for extended seasonal living space. There's also a clever mudroom with storage space for all of your seasonal items, and a custom bench as well. Heading up to the 2nd floor, the stairs feature engineered hardwood and a glass railing, and you'll also find 3 spacious bedrooms and 2 elegant bathrooms. The Primary bedroom also includes a 5-pc ensuite spa bath with dual vanities, lavish soaker tub, stand up shower, a huge walk-in closet, and a balcony. The 2 other bedrooms, one with another beautiful walk-in closet, also share a common 3-pc bath. You'll also find located on the Laundry room with built-in sink and cabinetry here as well. On the 3rd floor you'll find more great living space in the Family Room with nearby balcony, and another bedroom with its own walk-in closet and a 3pc bath. The fully-developed Lower level has an additional bedroom, a den, a Rec room with wet bar and there's another 3-pc bath. Heading outside,...

3pc Bathroom 9.25 Ft x 4.92 Ft

5pc Bathroom 9.00 Ft x 13.67 Ft

Bedroom 9.33 Ft x 13.50 Ft

Bedroom 9.92 Ft x 11.83 Ft

Laundry room 9.25 Ft x 6.17 Ft

Primary Bedroom 11.92 Ft x 13.67 Ft

3pc Bathroom 4.92 Ft x 11.17 Ft

Other 7.75 Ft x 3.75 Ft

Bedroom 9.67 Ft x 10.17 Ft

Den 8.42 Ft x 10.17 Ft

Recreational, Games room 10.83 Ft x 16.50 Ft

Furnace 7.08 Ft x 15.08 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Other	8.08 Ft x 6.67 Ft	2pc Bathroom	6.08 Ft x 5.58 Ft
3pc Bathroom	10.00 Ft x 5.00 Ft	Dining room	11.50 Ft x 13.00 Ft
Bedroom	9.25 Ft x 12.92 Ft	Kitchen	13.33 Ft x 19.00 Ft
Family room	13.67 Ft x 18.17 Ft		