



## 2838 34 Street Calgary Alberta

\$1,350,000

Tile detailing, modern finishes, designer lighting package, upgraded German-made KULU windows & doors...it's everything you're looking for in a luxury 3-STOREY SEMI-DETACHED INFILL! Now MOVE-IN READY, this designer home is located just off 26th Ave in the heart of Killarney - the ideal location for your new family home! The main floor opens into a welcoming foyer w/ built-in closet & bench, offering views into the spacious living room w/ a gas fireplace w/ full-height tile, as well as a stunning wood-panelled feature wall. Beautiful oak hardwood flooring leads you into the open-concept kitchen - fully equipped w/ an oversized island w/ quartz countertop, timeless shaker-style cabinetry w/ numerous lower drawers, & a contemporary flat-panel built-in cabinetry pantry. The designer kitchen is nicely finished w/ a full stainless steel appliance package, complete w/ a panelled French door refrigerator, a Dacor double wall oven, a gas cooktop w/ pot filler, & a built-in dishwasher. The custom built-ins continue into the dedicated dining room, w/ open shelving & lower cabinets w/ quartz counter for everyday convenience. Step out onto the back deck through the rear mudroom, complete w/ a built-in bench, coat cabinet, & tile flooring. Before you head upstairs, the stylish powder room is tucked away w/ a beautiful skirted vanity & vessel sink. Up the bright stairwell w/ glass wall awaits the primary suite - as sleek & modern as the rest of the home, w/ oversized windows, a private balcony w/ KULU door, & an extra-large walk-in closet! The chic ensuite features a dual vanity w/ a quartz countertop & a bank of lower drawers, a freestanding soaker tub, & a stand-up shower w/ full glass walls, rain showerhead, & bench. Two secondary bedrooms share the main 4-pc bath & the laundry room features a sink, upper cabinetry, hanging rod, tile backsplash, & a folding counter. A luxury h...

Primary Bedroom 14.42 Ft x 12.83 Ft

Other 9.00 Ft x 5.67 Ft

Bedroom 11.08 Ft x 9.42 Ft

Bedroom 11.92 Ft x 11.08 Ft

Laundry room 7.92 Ft x 5.50 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Bedroom 10.75 Ft x 12.50 Ft

Recreational, Games room 15.42 Ft x 13.00 Ft

Other 9.58 Ft x 9.25 Ft

Exercise room 12.58 Ft x 8.33 Ft

Furnace 10.33 Ft x 6.00 Ft

4pc Bathroom 9.00 Ft x 6.08 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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5pc Bathroom 15.08 Ft x 8.50 Ft  
Loft 15.92 Ft x 13.08 Ft  
Bonus Room 16.42 Ft x 15.83 Ft  
3pc Bathroom 7.50 Ft x 4.83 Ft

Living room 17.08 Ft x 12.33 Ft  
Kitchen 15.17 Ft x 9.00 Ft  
Dining room 12.42 Ft x 10.50 Ft