



# 3023 34 Street Calgary Alberta

\$1,050,000

MOVE IN IN AUGUST! Built on a quiet street only steps to 26th Ave, Killarney School, multiple playgrounds, and more...this BRAND-NEW semi-detached infill in KILLARNEY offers a superb floorplan with over 2,635 sq ft of developed living space, with a fantastic location to match. Killarney is the ideal location for young families who want to be close to parks, schools, & local amenities, including Inglewood Pizza, Luke's Drug Mart, & Franco's Cafe, plus within walking or biking distance to trendy Marda Loop. This high-end home is a short drive to the Westhill Shopping Centre, where you'll find everything you need - from a Cineplex to Winners, a Superstore and Eddie Bauer, and more! Reach the downtown core, easily accessible along Bow Trail or 17 Ave, in only 11-min & did we mention you're a quick walk to the Killarney Aquatic Centre & community garden? Inside this modern home, you'll find an open-concept main floor with sprawling engineered hardwood floors under 10-ft painted ceilings. The front foyer offers a convenient coat closet overlooking the open dining area/flex space w/ views of the East-facing front yard. The central, upgraded kitchen features quartz countertops set against a modern tile backsplash with custom cabinetry with soft-close hardware. Lots of pull-out drawers and an extensive built-in, walk-in pantry gives your family tons of storage options. The oversized 14-ft island offers more space for food prep and is great for entertaining with bar seating! The kitchen is complete w/ a premium S/S appliance package, including a French door refrigerator, gas cooktop, custom hood fan, built-in wall oven/microwave, and dishwasher. The bright living room enjoys lots of light from sliding glass patio doors, centred on an inset gas fireplace w/ full-height tile surround and extensive built-in millwork. Off this space, you can easily access the rear deck and backy...

Bedroom 13.75 Ft x 14.83 Ft

Exercise room 8.17 Ft x 13.00 Ft

Recreational, Games room 18.33 Ft x 11.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 13.75 Ft x 16.25 Ft

Kitchen 13.83 Ft x 17.42 Ft

Bedroom 10.00 Ft x 10.42 Ft

Laundry room 9.00 Ft x 6.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.58 Ft x 14.00 Ft

Bedroom 10.75 Ft x 12.00 Ft

5pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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Dining room 14.00 Ft x 12.17 Ft

5pc Bathroom .00 Ft x .00 Ft

Other 9.00 Ft x 8.17 Ft