



# 3035 34 Street Calgary Alberta

\$999,000

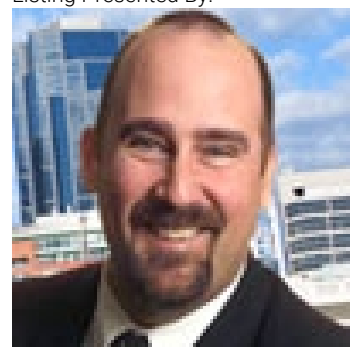
Discover contemporary comfort in this immaculate 2021-built infill in Killarney. With almost 2600sqft of functional living space, this home offers total of 4 bedrooms, 3.5 bathrooms, a home gym, and a west-facing backyard. Thoughtful finishes adorn every corner of this home. While it is not brand new, it is "like new". As you step through the front door, you are welcomed by soaring 10ft ceilings throughout the entire main floor. The open layout flows seamlessly from the spacious dining room, through the galley-style kitchen, and into the nestled living room at the rear of the property. Cook up a storm for family gatherings in your fully equipped gourmet kitchen. The sleek quartz countertops and top-of-the-line built-in appliances are sure to impress. Wind down after a long day of work in your bright & airy living room. Host the sunniest barbeques in your west-facing backyard. When it's time to turn in for the night, head upstairs to your own primary retreat. The expansive primary bedroom is the perfect space to kick your feet up and jump into bed. The ensuite offers heated floors to keep your toesies warm while you wash up. The two other bedrooms are next to the other full bathroom. The upstairs level is completed with a loft area that is perfect for a home office. Moving down to the basement, you will find another well-sized living room. If this was my house, this would be the perfect space to have cozy movie night with friends & family because...it is conveniently situated beside the wet bar. Across from the bar, is the home gym with shock-absorbent flooring and glass window. Down the hall, is the fourth bedroom and full bathroom for overnight guests. Killarney is a highly sought-after community and after seeing this home, you will know why. 3035 34 Street SW is just a hop & a skip away from the city's main access roads such as Richmond Road, 37 Street, Sarcee Tra...

Family room 18.92 Ft x 13.17 Ft  
 Other 4.50 Ft x 9.08 Ft  
 Exercise room 8.50 Ft x 13.58 Ft  
 Bedroom 11.92 Ft x 10.92 Ft  
 4pc Bathroom 8.50 Ft x 4.92 Ft  
 Other 6.75 Ft x 4.42 Ft

Kitchen 9.00 Ft x 18.50 Ft  
 Living room 14.42 Ft x 12.92 Ft  
 Other 5.08 Ft x 9.67 Ft  
 2pc Bathroom 5.67 Ft x 5.42 Ft  
 Primary Bedroom 13.00 Ft x 15.00 Ft  
 5pc Bathroom 8.33 Ft x 16.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR Realty

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### RE/MAX Realty Professionals

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**Furnace** 6.67 Ft x 12.50 Ft

**Other** 7.08 Ft x 8.42 Ft

**Other** 2.08 Ft x 5.83 Ft

**Dining room** 13.08 Ft x 12.42 Ft

**Other** 8.42 Ft x 5.00 Ft

**Office** 6.58 Ft x 6.42 Ft

**Bedroom** 11.50 Ft x 10.75 Ft