

**2615 32 Street SW
Calgary, Alberta**

MLS # A2240807



\$879,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,810 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: downstairs dishwasher, central vacuum power head and all attachments

**** Open House Saturday, July 19, 1-3 pm **** Welcome home to this beautifully crafted, exceptional, family friendly home with over 2600 SF of developed space in desirable Killarney & offering a quiet location and a private and secluded west facing backyard for your summer enjoyment! A cheery landscaped front approach with many perennials opens to the front foyer and main floor which features 9 foot ceilings & Tigerwood hardwood floors throughout. Enjoy relaxing in the living room in front of the gas fireplace with entertainment built-ins, host gatherings of friends and family in the spacious dining room overlooked by the chef's inspired kitchen offering granite counters, island with breakfast bar, gas range, oversized fridge/freezer, built-in microwave, under-cabinet lighting and an abundance of cabinets and pantry space. 2 pc powder room completes the floor. The primary retreat upstairs is spacious, easily accommodates king-sized furniture and showcases TWO walk-in closets and a spa-inspired ensuite with dual jetted, soaker tub, STEAM shower and granite counter vanity. Two additional bedrooms, 4 piece main bath and upper floor laundry with upper cabinets (so convenient) completes the level. Lower level with HUGE rec room, separate entertainment space with custom built-ins, wet bar with beverage fridge AND dishwasher, 4 piece bath and extra storage with shelving completes the homes floor plan. The back yard is a delight with poured concrete patio, BBQ gas line and mature landscaping and cedar fencing for privacy - the perfect spot for your outdoor entertaining. Thoughtful features include many pot lights & custom maple cabinetry throughout, granite counters in ALL baths & kitchen, stair lighting, soft close drawers, in-floor heating in lower level, rough-in for sound, wired-in security system and 3 panels, air conditioning,

fully landscaped front and rear yards, insulated and drywalled double detached garage to keep your vehicles out of the elements. The back lane is also paved - a great convenience! Killarney offers your family a vibrant lifestyle while still showcasing a touch of quiet suburban appeal. Local area schools, shopping, restaurants, green spaces and recreation spots are waiting to be discovered – Marda Loop and Mount Royal University are a short drive away and downtown is easily accessible via Bow Trail or Westbrook LRT. This stunning home shows 10/10 – book your viewing today!