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2828 34 Street SW  
Calgary, Alberta

MLS # A2289006



**\$1,299,900**

|           |                                                       |        |                  |
|-----------|-------------------------------------------------------|--------|------------------|
| Division: | Killarney/Glengarry                                   |        |                  |
| Type:     | Residential/Duplex                                    |        |                  |
| Style:    | 3 (or more) Storey, Attached-Side by Side             |        |                  |
| Size:     | 2,660 sq.ft.                                          | Age:   | 2026 (0 yrs old) |
| Beds:     | 4                                                     | Baths: | 4 full / 1 half  |
| Garage:   | Double Garage Detached                                |        |                  |
| Lot Size: | 0.07 Acre                                             |        |                  |
| Lot Feat: | Back Yard, Low Maintenance Landscape, Rectangular Lot |        |                  |

|             |                                                                                                                                                            |            |               |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                    | Water:     | -             |
| Floors:     | Carpet, Hardwood, Tile, Vinyl Plank                                                                                                                        | Sewer:     | -             |
| Roof:       | Asphalt Shingle                                                                                                                                            | Condo Fee: | -             |
| Basement:   | Full                                                                                                                                                       | LLD:       | -             |
| Exterior:   | Brick, Composite Siding, Concrete, Stucco, Wood Frame                                                                                                      | Zoning:    | DC PRE IP2007 |
| Foundation: | Poured Concrete                                                                                                                                            | Utilities: | -             |
| Features:   | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar |            |               |
| Inclusions: | Garage Door Remotes (2)                                                                                                                                    |            |               |

Tile detailing, modern finishes, designer lighting package, upgraded German-made KULU windows & doors... everything you're looking for in a luxury 3-STOREY SEMI-DETACHED INFILL! 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 home isn't complete without a THIRD FLOOR LOFT, & this space has not been overlooked. More oversized windows bring in lots of natural light, shining across a spacious rec area w/ gas fireplace, full wet bar w/ extended quartz countertop, bar sink, & statement open shelving. A lovely sitting area w/ built-in desk overlooks the COVERED BALCONY & of course, there's a full bath w/ fully tiled shower, too. The living space continues into the basement, w/ a full wet bar w/ quartz island, dual basin sink, & a designer tile floor, w/ a large family room, built-in media centre, a glass walled home gym w/ sports flooring, a 4th bedroom, & a full 4-pc bath. Killarney offers the perfect balance of community & convenience. From here, you're within walking distance to Glendale School, Killarney School, & Bishop Carroll High. Westbrook Mall & the CTrain are only 5 minutes away, making downtown access effortless. The Killarney Aquatic & Recreation Centre, Optimist Athletic Park, & Shaganappi Golf Course are all nearby. \*Home not started please visit show suite at 2838 34 Street SW\*