

**2638 30 Street SW
Calgary, Alberta****MLS # A2229947****\$985,000**

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,112 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: NONE

Welcome home to this stunning semi-detached property located in the highly sought after community of Killarney. Loaded with upgrades and designed for modern living. Offering over 2100 ft.² of beautifully finished space, this three bedroom, five bathroom home has style, comfort and functionality. Step inside to an inviting open concept layout, perfect for hosting, featuring soaring 9 foot ceilings, hardwood flooring, and a custom wall unit with fireplace. The chefs kitchen is equipped with sleek, stainless steel appliances, a large island and ample cabinetry. Enjoy the convenience of both front and rear entrance custom, floor to ceiling closets. Additional features include in-floor heating at the main stair landing, central air conditioning, and a central vacuum system. Going upstairs you are greeted with an extra wide open rise staircase. Flooded with natural light from wide windows and a striking skylight, the upper level includes a versatile flex room, perfect as a home office or bonus room. The primary suite is a true retreat, featuring oversized windows, a spa inspired ensuite with a hanging soaker tub, walk-in shower and a walk-in closet with custom built-ins. In addition to another spacious bedroom, a full bathroom and a beautifully appointed laundry room with custom cabinetry in addition to a second set of hookups in the lower level. The fully developed basement offers even more space with a large rec/flex room, a stylish wet bar, a guest bath, and a third bedroom complete with its own en-suite. The home is roughed in for basement in-floor heating, and features a tank-less hot water system, and premium finishes throughout. Out back you'll find a detached double garage with overhead door from the yard, a generously sized fenced and treed backyard, a concrete patio with a gas barbecue hook up, perfect for summer gatherings. This home has a great

location, minutes to downtown, schools, shopping and close to public transit. Loaded with upgrades, and meticulously maintained, this home won't last! Book your private showing with your favorite Realtor!