

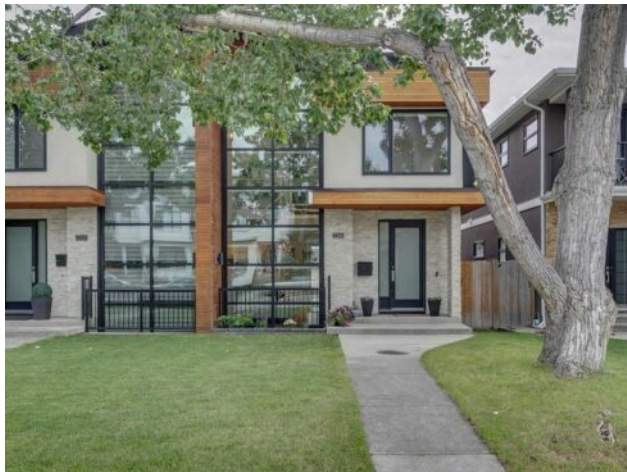


**GRASSROOTS**  
REALTY GROUP

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**2214 32 Street SW**  
**Calgary, Alberta**

**MLS # A2232012**



**\$964,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,931 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Vacuum System and attachments (rarely used, they work, sold as-is)

Nestled on a picturesque, tree-lined street in one of Calgary's most sought-after inner-city neighbourhoods, this stunning home offers the perfect blend of luxury, style, and comfort. From the moment you arrive, the striking curb appeal stands out with its beautiful combination of quartzite stone veneer, sleek glass accents, warm cedar siding, and impressive front windows. Inside, the home is fully developed across three spacious levels, with the main floor bathed in natural light and featuring exquisite Acacia Brazilian solid hardwood flooring throughout. At the heart of the home is a gourmet kitchen that any chef would admire, boasting premium DCS + Fisher Paykel appliances, including a 36" gas range, elegant quartz countertops, and an open-concept design that flows seamlessly into the living and dining areas. A striking open-riser staircase made of solid wood leads to the upper level, where you'll find soaring 14-foot vaulted ceilings and a serene primary retreat. The primary suite is a true sanctuary, complete with a luxurious 5-piece ensuite featuring an oversized bathtub,, in-floor heating, and a skylight that floods the space with natural light. The second and third bedrooms share access to a well-appointed 5-piece bathroom with dual sinks, perfect for families. The fully developed basement offers even more living space, including a fourth bedroom with its own 5-piece ensuite, a spacious recreation room with a stylish wet bar, and a convenient 2-piece powder room. The double garage is insulated and drywalled. This home was built extremely well, and with premium finishes throughout. With the fantastic walkable (LUKES!) and quiet street in Killarney, this home truly has it all.