



**GRASSROOTS**  
REALTY GROUP

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**2634 27 Street SW**  
**Calgary, Alberta**

**MLS # A2297673**



**\$1,649,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,988 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Hikvision security camera system, Unifi WiFi and all window coverings		

'S A LIFESTYLE !! Picture a life where you wake up in a quiet, tree lined SW inner-city neighbourhood, grab a coffee, drive out of your RARE TRIPLE CAR GARAGE and be downtown in minutes. Live the dream in your luxurious modern home and enjoy fun-filled evenings with family and friends in a showpiece GOURMET KITCHEN designed for real cooks. The kitchen features DELUXE FISHER PAYKEL APPLIANCES including gas cooktop, wall oven, microwave, two wine refrigerators and a quiet MIELE DISHWASHER. Note the hidden corner pantry, extra rolling storage and spice racks, and even more storage in the covert cabinets at the front of the island, lit by multi-coloured LED lighting. Imagine laughter echoing through soaring ' CEILINGS, and natural sunlight pouring into the OVERSIZED WINDOWS. The upper level with THREE SPACIOUS BEDROOMS includes a relaxing primary bedroom retreat sensibly designed with his and hers walk-in closets. After a tough work week envision finally resting in your king sized bed with tufted blue velvet wall and designer pendant lights or unwinding in the SPA-INSPIRED ENSUITE that feels like a boutique hotel... comes with a freestanding soaker tub, European tiled shower and dual sinks. Also on this floor is a spacious laundry room, and I nearly forgot to mention that the second bedroom has its own walk in closet! So many CUSTOM UPGRADES - lighting, plumbing, built in speakers, and for ease of life, Lucent automated roller blinds in the great room, a mudroom with built in storage, second air conditioner rough in, etc. This Killarney gem is beautifully built with ' ceilings that create an airy, open feel, has wide-plank hardwood flooring, custom cabinetry, a massive island for your creative baking pleasure, a great room that brings people together and features a tile

surround showcase fireplace. AND the large dining room with stunning floor to ceiling built-in shelving is a show stopper. A large FOURTH BEDROOM and THREE PIECE BATHROOM complete the FULLY DEVELOPED BASEMENT. Imagine movie nights in your own private media lounge where you might also host guests with a wine or whiskey tasting at your fancy wet bar, a lower level made for memories. Check out the garage with new, cutting edge steel cabinets and polyaspartic flooring (tough as nails, but breaths better than epoxy). A fabulous, private back yard with artificial turf gives you a near entirely MAINTENANCE FREE FRONT and BACK YARD with ALUMINUM PERGOLA WITH POWERED LOUVRES and lots of space for your patio furniture and outdoor fire pit. There are plenty of entertaining areas inside and outside this opulent home. Minutes to downtown, transit, parks, amenities and the Shaganappi Golf Course; golf in summer or cross country ski and snow shoe in winter. The Killarney Aquatic Recreation Centre is also just blocks away. This magnificent detached home blends contemporary design with everyday comfort &ndash; where modern luxury meets everyday ease.