



GRASSROOTS

REALTY GROUP

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**2032 27 Street SW
Calgary, Alberta**

MLS # A2319661



\$1,399,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,136 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:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

This brand new detached infill in Killarney, by Moon Homes, offers 3,112 sq ft of thoughtfully designed living space, featuring three upper-level bedrooms, each with its own private ensuite and walk-in closet, a main floor office or formal dining room, and a fully developed basement with a wet bar and custom entertainment built-ins. ***Buyers still have the opportunity to personally work with the builder to select finishes and personalize key design elements to create your dream home!*** Designed to balance modern architecture with everyday functionality, the main floor is bright and open, with large windows bringing in natural light throughout. A welcoming foyer leads into a versatile front room that can function as either a private home office or formal dining area. At the heart of the home, the kitchen combines style and practicality with full-height cabinetry, quartz countertops, a generous island, dedicated pantry storage, and a gas cooktop. Open sightlines connect the kitchen to the dining and living areas, creating an ideal layout for entertaining. The rear living room is centred around a contemporary fireplace feature and is designed as a comfortable gathering space for family and guests. Oversized bi-parting patio doors open to the backyard, enhancing the home's indoor-outdoor connection. A discreet powder room and functional mudroom with built-in storage complete the main level. Upstairs, the primary suite serves as a private retreat, featuring a vaulted ceiling, spacious walk-in closet, and a spa-inspired ensuite complete with a steam shower. Two additional bedrooms each include their own walk-in closet and private ensuite, offering exceptional comfort and privacy for family members or guests. An upper-level laundry room adds everyday convenience. The fully developed basement is designed for recreation and entertaining, highlighted by a

spacious family room with custom entertainment built-ins and a stylish wet bar. A glass-enclosed fitness area/gym provides dedicated workout space, while a fourth bedroom, full bathroom, and additional storage complete the lower level. Located in the desirable community of Killarney, this home offers convenient access to 17 Avenue SW, Westbrook LRT Station, neighbourhood parks, the Killarney Aquatic & Recreation Centre, and Shaganappi Golf Course. Please note: All images shown are architectural renderings and are intended for illustrative purposes only. Images are from a similar previously completed property and are provided solely to showcase the quality of construction and anticipated finishes.