

2614 27 Street SW
Calgary, Alberta

MLS # A2197890



\$1,295,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,060 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape, Private		

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

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Suncoast Enclosure on Deck + heater

Welcome to 2614 27 ST SW: Where exquisite craftsmanship and meticulous design converge to create over 3,000 sq. ft. of unparalleled living space. This stunning infill is a testament to sophisticated living, offering an array of premium features and thoughtful upgrades throughout. Step inside and be greeted by soaring 10-foot ceilings and expansive, picturesque windows that bathe the main living areas in natural light, fostering a seamless flow throughout the home. The gourmet kitchen, a culinary enthusiast's dream, is perfectly designed for hosting and entertaining. Ascend the custom open riser staircase to the sun-drenched upper level, where the primary wing awaits. This private retreat boasts elegant tray ceilings, a spa-inspired ensuite with a luxurious curbless shower, and a generously sized walk-in wardrobe with custom built-ins. Two additional spacious guest rooms, sharing a beautifully appointed full bathroom, and an incredible laundry room complete this level. Enjoy the added elegance of 8ft doors, enhanced by transom-style detailing, adding a touch of grandeur. The inviting lower level, designed with open web joists for true 9-foot ceilings without bulkheads, offers a bright and airy ambiance. An impressive oversized west-facing window continues to flood the space with natural light, creating the perfect setting for relaxation and entertainment. Enjoy a nightcap at the wet bar or immerse yourself in a movie with built-in surround sound speakers. A guest bedroom and bathroom, along with ample storage, enhance the functionality of this level. You'll also benefit from the convenience of an infloor heat rough-in, ready for your personalized comfort. This incredible home is filled with an abundance of "can't live without" details that you'll grow accustomed to, including a custom blinds package featuring a variety

of top-down/bottom-up, blackout, and remote-operated options for ultimate light control and privacy, a Suncoast patio cover for year-round outdoor enjoyment, air conditioning, and an 8ft garage door just to name a few. Located on a tranquil tree-lined street, this property offers unparalleled convenience. Enjoy easy access to the Killarney Community Association, Aquatic & Rec Centre, schools, parks, and playgrounds. Downtown is just minutes away, providing the perfect balance of serenity and urban connectivity. To fully appreciate the exceptional features of this home, be sure to explore the immersive 3D open house tour, and detailed upgrade list.