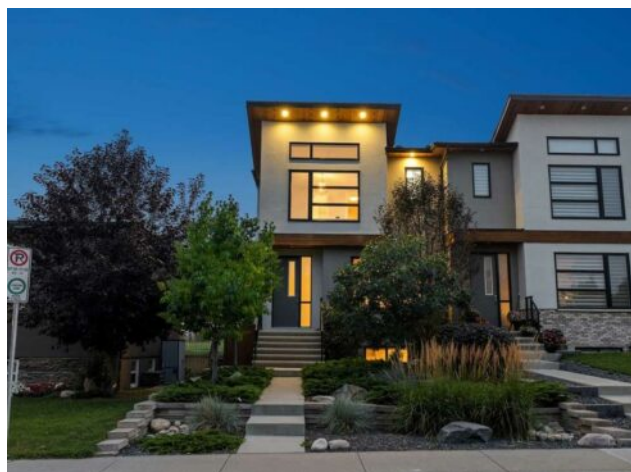


2629 32 Street SW
Calgary, Alberta

MLS # A2253984



\$1,150,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,896 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Vaulted Ceiling(s), Wet Bar, Wired for Sound

Inclusions: Gas BBQ

This remarkable inner city home in Killarney truly is an entertainers dream! It starts with a truly massive kitchen with the best of appliances - Jennair oversize built in fridge, gas cooktop, double wall oven, garburator and more compliment the marble counters. The huge marble island is the perfect place to hang out before or after dining in the elegant front dining room. Move out back to the masterfully landscaped stone patio area with an amazing gas fire-pit. The garage has been designed to provide an additional outdoor entertainment area with a door that opens to the patio, it is finished inside and has an epoxy floor - perfect for setting up a bar for the patio or use as a covered entertaining area for BBQ's. Move downstairs and you'll find an amazing, and one of a kind, glass walled wine, whiskey and cigar room - fully sealed and ventilated to the outside. Every box was ticked on this custom build. Upstairs in the owner's retreat is a wonderful marble ensuite with heated floors, soaker tub, and a steam shower with a bench. The walk-in closet is almost 16' long with thoughtful build ins. A few other tidbits - central A/C, silk carpets, heated basement floors - triple pane windows - home automation and much more. This one is a truly unique masterpiece in this market.