

**2010 32 Street SW**  
**Calgary, Alberta**

**MLS # A2317099**



**\$949,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,954 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s)

**Inclusions:** TV Mounts

Introducing - your new home! From the clean lines of the oak hardwood on both main and upper floor to the dramatic ceiling-height cabinetry, this Killarney home stands out with over 2,700 square feet of brilliantly utilized space. The open main floor seamlessly connects a fire-lit family room to a chef's kitchen equipped with Bosch appliances, a large prep island, stone surfaces, a built-in wall oven, and a gas cooktop. A discreet powder room completes this level. The second floor features two bright skylights and hosts three substantial bedrooms, each highlighted by custom accent walls and built-in features. The primary retreat has a vaulted ceiling and offers a private oasis with a five-piece ensuite featuring a deep soaking tub, dual vanities, a glass rain shower, and a separate water closet. A dedicated laundry room with a sink, folding counter, and built-in cabinetry adds everyday convenience. The finished lower level expands your space with a large recreation room, a fourth bedroom with a walk-in closet and a full four-piece bathroom. Modern comforts and smart tech are integrated throughout, including central air conditioning, a Nest thermostat, central vacuum, a Ring doorbell, and cozy in-floor heating in all full bathrooms. Outside, the detached double garage, which comes finished with a slat wall and durable epoxy flooring, and a paved alley. Situated just steps from the lively dining and shopping along 17th Avenue, excellent schools, transit and 5 minutes to downtown, this home offers a quick, seamless commute to almost anywhere!