



This Great room is highlighted by the show-piece fireplace, the crown molding, the nine-foot smooth ceilings with pot lighting and the gorgeous hardwood floors.

This kitchen is a gourmet delight, thick slabs of granite counters, two-tiered counters creating a casual eating area, maple cabinetry, and a



This lower level media room has built-in's to hold speakers, projector screen, and has surround sound. We also offer engineer hardwood flooring, and a three sided fireplace.

*Welcome to
2410 - 28th Street S.W.*



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Overview

Live on a quite street - close to downtown. Enjoy the trend setting; ultra-modern touches throughout this lovely home. The very first moment you approach this extraordinary living opportunity you are welcomed by the dramatized options this home offers. This custom-built home has all three levels developed. The Great-room is located to the rear of the home and boasts recessed lighting, smooth nine-foot ceilings, crown-molding and a show-piece fireplace. Enjoy entertaining in this gracious dining room, with nine-foot delicately patterned ceilings, recessed lighting, and pillars hugging the entrance. The gourmet kitchen has thick slabs of granite, a two-tiered counter creating a casual eating area, maple cabinetry and a corner pantry with wood shelving. With exception of the tile in the foyer, this entire main floor has stunning hardwood flooring. The upper floor continues with the nine-foot ceilings, two-skylights, three spacious bedrooms, and an upper laundry room. The counter-tops in the bathrooms are also the same thick granite. The lower level has been finished to the same quality as the rest of the house, with engineered hardwood flooring, and a three sided fireplace. The lot is beautifully landscaped, with a six-foot fenced in rear-yard, double detached garage and a ground level west-facing deck to the front of the house. Equally important, however, not visible to the eye are the hidden features. This lovely home has been wired for surround-sound in the Great-room, Master bedroom and lower level media room. This is a non-smoking, no pet, one-owner home that reflects 'True Pride of Ownership'. The exterior of the home has been lovingly cared-for boasting an abundance of shrubs and perennials, a deck to the rear of the home and a ground-level patio to the front of the home. And yes, there is a double detached garage. This lovely home is in the heart of the desired community of Killarney - close to downtown. Walking distance to schools, parks, shopping, and the Killarney Gym and Pool. Public transport, and easy access to major thoroughfares.

Kitchen and Formal Dining

Meal preparation is a breeze in this designer inspired kitchen, offering an abundance of cabinetry, and gorgeous thick slabs of granite counters. The two-tiered counter graced by pillars at both ends, creates a casual eating area. This area is functional and yet has a balance of beauty, comfort and convenience and stainless steel appliances. The ceilings are nine-feet, smooth with pot lights. Notice the gas stove...a cook's delight. Equally exciting is the formal dining room, it too is graced by pillars at the entrance. The dining room is flooded with natural light from the west-facing picture window. Notice the attention to detail in the dining room, the columns at the entrance...the patterned ceilings, designer inspired coffered with recessed lighting...these well planned touches ensure your dining experience to be special and add to the elegance of this home.

Great Room

The thought that went into the design of this home is an important feature, especially in the size and spaciousness of the principle rooms. We offer a Great-room highlighted by nine-foot smooth ceilings surrounded by crown molding, recessed pot lighting, two large east-facing picture windows...and a stunning corner fireplace...a true focal point. The fireplace with stately columns on both sides; stone front and a slate hearth. This room is spacious allowing you to showcase your furniture, making this a very special room. What is not obvious to the eye; is this entire area is wired for surround sound.

Bedrooms... 3

The upper level has nine-foot and vaulted ceilings. We know you will be pleased with the size of all three bedrooms. A luxurious master with vaulted ceilings, coffered ceilings open to the walk-in closet and en-suite...truly designer inspired. The master bedroom is also wired for surround sound. The en-suite has a deep soaker tub, thick slab of granite counter-tops and a stand-up shower. All the bedrooms have large East and West windows... and two sky lights, flooding this level with light. Notice the main skylight; the builder has ensured maximum light created by the large opening, large enough for sun to stream onto the main level.

Lower Level... Fully Developed

The entire third level has been fully developed to the same standard as the rest of the house. The three-sided fireplace, smooth ceiling with recessed pot lighting, rounded corners and custom openings for the speakers and big-screen T.V...and totally wired for surround sound. The gleaming hardwood flooring is custom engineered. Spacious in design this room can be furnished with ease, 3 good sized windows making it, a light and bright room. The three-way fireplace creates a natural separation which is currently being used as an office.

Amenities

You are an easy commute to downtown, an abundance of shopping is available nearby, and don't forget the future West leg of the LRT will be close at hand.

For more information virtual tour and pictures you should view my website at www.calgaryconnection.com or contact Real Phaneuf at 403-249-4322.