



Designer inspired kitchen, offering an abundance of maple cabinetry, gorgeous thick slabs of granite counters, a gas stove and stainless steel appliances.



Enjoy a more formal living room with large west facing windows flooding this area with light.



The ultimate dining experience a formal dining area spacious enough for the largest gathering.

*Welcome to
2206 - 33 Street S.W.*



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Overview

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 including a walk-out basement. The volume of windows throughout the principle rooms is a very desirable feature and floods this home with light. The Great-room is located to the rear of the home and boasts recessed lighting, knock-down spantex nine-foot ceilings, and a three way fireplace. Enjoy entertaining in this gracious dining room, spacious enough for the largest crowd. The gourmet kitchen has thick slabs of granite, a two-tiered counter creating a casual eating area, maple cabinetry and a corner pantry. The upper floor continues with the fine finishings of this home including a skylight in the loft and three spacious bedrooms. 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, and offers a bedroom a 3-piece bath and a large family room. As well, we have a detached garage a ground level deck from the walk-out and also a maintenance free deck directly off the kitchen. This is a home that reflects 'True Pride of Ownership'.

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 Many Dining Options

Meal preparation is a breeze in this designer inspired kitchen, offering an abundance maple cabinetry, and gorgeous thick slabs of granite counters. Notice the gas stove...a cook's delight and...stainless steel appliances. The maintenance-free upper deck is conveniently located to the kitchen for easy access to your bar-be-que. The two-tiered counter, creates your most casual dining area, slightly less casual is the nook and for your ultimate dining experience the formal dining area spacious enough for the largest gathering. This area is functional and yet has a balance of beauty, comfort and convenience. The sculpted ceilings are nine-feet, knock-down spantex with recessed lights. The three-way fireplace topped with thick granite can be enjoyed from all areas on the main floor. Notice the abundance of windows soaking these rooms with light.

Kitchen and Many Dining Options, continued

Equally exciting is the more formal dining room ...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 sculpted nine-foot knock-down spantex ceilings, recessed pot lighting, two large east-facing windows... and a stunning three-way fireplace, topped with thick granite...a true focal point.

Bedrooms, Bathrooms & Loft

The staircase with maple railings and wrought iron spindles lead you to the upper level where we know you will be pleased with the size of all three. A luxurious spacious master large enough to create your own private retreat at one end, a wall of windows including a bay, a walk-in closet for the most lavish of wardrobes and an en-suite...truly designer inspired. The 5-piece en-suite has a deep jetted tub, thick slab of granite counter-tops and a stand-up shower. All upper bedrooms have large East and West windows...and a sky light, flooding this level with light. Its current use is a loft, options include office, TV area...you decide. No waiting, we have a total of 4 bathrooms all featured with thick granite counters...the en-suite for your exclusive use, the 4-piece upper, the main floor 2- piece and the lower level 3- piece.

Lower Level... Fully Developed Walk-Out

The entire third level has been professionally fully developed to the same standard as the rest of the house and offers a very grande family room, a fourth bedroom and three piece bath...and is a walk-out. The wall of windows face east ensuring you capture the morning sun. Walk out and enjoy your ground level deck, and rear yard with easy access to your double detached garage.

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 visit www.calgaryconnection.com or contact Real Phaneuf at 403-249-4322.