

\$1,399,900 - 3115 Kildare Crescent Sw, Calgary

MLS® #A2167540

\$1,399,900

4 Bedroom, 4.00 Bathroom, 1,958 sqft

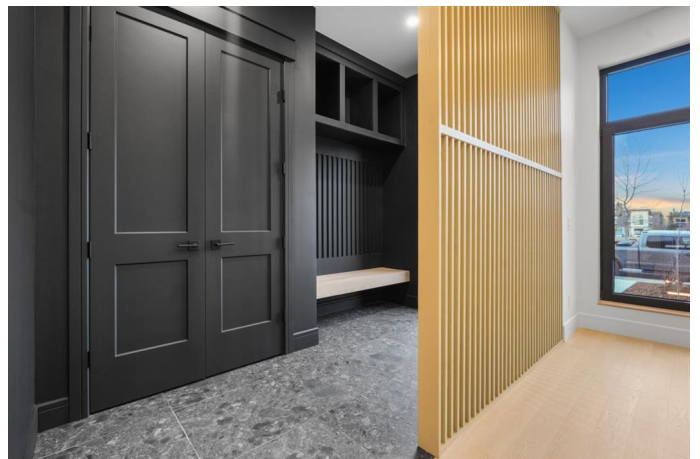
Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to 3115 Kildare Crescent SW. This home offers an exceptional blend of timeless elegance and modern sophistication. Crafted with attention to detail, the property showcases top-tier finishings and unparalleled craftsmanship, ensuring it stands out as a true gem in the neighbourhood.

The main floor is a perfect balance of style and functionality, starting with a welcoming front entrance featuring built-in storage, a bench, and a sleek wood-slat privacy wall. The heart of the home is a gourmet kitchen equipped with premium Jenn Air appliances, a quartz waterfall island with integrated storage solutions, and soft-close custom cabinetry. Adjacent to the kitchen is an open-concept living room, anchored by a striking concrete cast fireplace surround. Cozy up with the family on those cold winter days while your gas fireplace sets the ambiance. The dramatic powder room, complete with a vaulted ceiling and moody finishings, adds a touch of luxury. Practicality meets design with a thoughtfully designed mudroom off the back entrance.

The upper level offers a tranquil retreat, headlined by a stunning master suite. The vaulted, beamed ceiling, floor-to-ceiling brick feature wall, and double-sided gas fireplace create a warm and inviting atmosphere, while the private balcony offers picturesque downtown views. A spa-inspired ensuite pampers you with a steam shower, oversized



soaker tub, double vanity, solid core barn door and heated floors. Completing the master suite is a spacious walk-in closet with custom organizers and a solid core wood barn door. This level also includes two additional bedrooms with built-in closet organizers and a convenient laundry room outfitted with an LG washer and dryer, a sink, and generous storage.

The fully finished basement is designed for relaxation and entertainment. It features an oversized gym with impact-resistant flooring, floor-to-ceiling mirrors, and encased with full height glass walls. A flex room serves as an ideal home office or wine storage, while a stylish wet bar with built-in cabinetry, a beverage fridge, and plush carpeting enhances the media area. The fourth bedroom finishes off the basement perfectly, with a built-in closet organizer and 3 piece washroom.

This home features high-performance systems for comfort, efficiency, and convenience, including a 3-zone heating and cooling system, high-efficiency furnaces, slab hydronic in-floor heating, and a tankless hot water system. A heat recovery ventilation (HRV) system keeps the air fresh, while a sump pump adds peace of mind. For entertainment, 12 in-ceiling speakers and Bluetooth-enabled Eco B Smart thermostats offer easy control.

The exterior impresses with a detached garage featuring an epoxy-coated floor and EV charger, while the landscaped yard boasts a 20x14 raised tile patio, gas line for a BBQ, hot tub rough-in, and extra-high fence for privacy. Located on prestigious Kildare Crescent in Killarney, this home offers luxury living at its finest.

Built in 2024

Essential Information

MLS® #	A2167540
Price	\$1,399,900
Sold Price	\$1,380,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,958
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	3115 Kildare Crescent Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E4S3

Amenities

Parking Spaces	4
Parking	Heated Garage, Alley Access, Double Garage Detached, In Garage Electric Vehicle Charging Station(s), Garage Door Opener, Garage Faces Rear, Insulated, Plug-In

Interior

Interior Features	No Animal Home, No Smoking Home, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Quartz Counters, Recreation Facilities, See Remarks, Recessed Lighting, Smart Home, Soaking Tub, Separate Entrance, Steam Room, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Wet Bar, Wired for Data, Wired for Sound, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Central Air Conditioner, Bar Fridge, Double

	Oven, Garburator, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Tankless Water Heater, Washer/Dryer
Heating	Forced Air, Natural Gas, Radiant, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Bath, Double Sided, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, Mixed, Metal Siding, Veneer
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2024
Date Sold	November 18th, 2024
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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