

# URBANUPGRADE & NEWINFILLS

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## 3204 KERRYDALE ROAD SW | FEATURES & SPECIFICATIONS

### FEATURES

- 2-Storey Semi-Detached Infill in Killarney Across a Green Space
- 2,948 Square Feet of Developed Living Space (2,097 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down)
- Double Detached Garage
- Fully Developed Basement with Rec Room, Wet Bar, Bathroom, and 4th Bedroom
- Upgraded Designer Lighting Package with Extensive Pot Lighting
- Flat-Painted Ceilings Throughout
- Oversized Lux Dual-Pane Windows Throughout

### MAIN FLOOR

- Soaring 10' Flat-Painted Ceilings with Built-in Ceiling Speakers
- Engineered Hardwood Flooring
- Upgraded KitchenAid Stainless Steel Appliance Package with Gas Range, French Door Refrigerator, Custom Built-In Hood Fan, Dishwasher and Built-In Microwave
- Custom Cabinetry with Under-Cabinet Lighting, Pull-Out drawers, Including Garbage and Recycling Pull-Outs, and a Corner Pantry
- Subway Tile Backsplash
- Oversized Island with Quartz, Bar Seating, and Dual Basin Undermount Stainless Steel Sink
- Formal Front Dining Area with Large Window and Modern Chandelier
- Rear Living Room with Gas Fireplace, Tiled Feature Wall, Built-In Shelving and Cabinets, and Sliding Glass Doors to Rear Patio and Yard
- 2-Piece Powder Room with an Extended Vanity, Quartz Countertop, Under-Counter Storage and Designer Tile Flooring
- Rear Mudroom with Tile Floors, Two Closets, Hooks, and Built-In Bench and Shelves
- Open Staircase with Wood Railing, Black Spindles, and Windows in the Stairwell

403.269.8267 | **RE/MAX House of Real Estate**

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### UPPER FLOOR

- 9' Flat-Painted Ceilings and 8' Interior Passage Doors Throughout
- Primary Quarters Features Plush Carpeted Floors, Oversized Window Overlooking Green Space, and Large Walk-In Closet with Custom Built Shelving and Drawers
- Private 5-Piece Ensuite with Heated Tile Floors, Extended Quartz Vanity with Dual Undermount Sinks, Large Fully Tiled Shower with 10mm Glass, Rain Showerhead and Separate Handheld Shower Head, Freestanding Soaker Tub with Tile Surround, and Private Water Closet
- Secondary Bedrooms with Large Windows and Closets with Built-In Shelving
- Main 4-Piece Bathroom with Tile Flooring, Extended Quartz Vanity, Undermount Sink, Ceiling-Height Mirror, and Fully Tiled Tub/Shower
- Laundry Room with Tile Flooring, Quartz Folding Counter, Built-In Upper Cabinetry with Hanging Rod, and Side-By-Side Appliances

### BASEMENT

- 9' Ceilings and Plush Carpet Flooring
- Large Recreation/Entertaining Room Featuring a Wet Bar with Custom Cabinetry, Undermount Bar Sink, and Display Shelves, and Rough-in for a Beverage Fridge
- Guest Bedroom with Large Window and Oversized Walk-in Closet
- 4-Piece Bathroom with Extended Quartz Countertops, Undermount Sink, Ceiling-height Mirror, and Full Height Tile Tub/Shower Surround

### PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- Heat Recovery Ventilator (HRV)
- 100 Amp Electrical Panel
- Sump Pump
- Air Conditioning
- Water Softener

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### EXTERIOR

- Smart Board Front Exterior
- Stucco Siding
- Exposed Concrete Aggregate Walkways and Rear Patio
- Fully Fenced with Pressure Treated Wood
- BBQ Gas Line in Rear Yard
- Double Detached Garage

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