FEATURE SHEET

3105 Kildare Cres SW **KILLARNEY**

OVERVIEW:

- Welcome to 3105 Kildare Cres, a three-storey townhome built in 2021 by Jerry Homes situated across from a park and adjacent to Holy Name K-6 elementary school.
- Featuring over 2080 sqft of interior space with 3 beds and 3.5 baths .
- Rooftop patio with natural gas hookup featuring impressive skyline and park views.
- Fenced front courtyard, perfect for morning coffee or evening relaxation.
- Detached single car garage (21'11" x 10'7") with paved alley access.
- Central air conditioning.
- Nest thermostat.
- Exceptional access to schools, restaurants, shopping and downtown Calgary.
- Monthly condo fee of $201.12 covers building insurance and reserve fund contributions. The condo is a self-managed board comprised of the four townhome owners.

MAIN FLOOR (647 sqft RMS)

- Engineered wide plank hardwood flooring .
- 9' flat finish ceilings.
- Open concept main floor with living room hosting a gas fireplace with Venetian stucco plaster, dedicated dining space and beautiful chef's kitchen with quartz countertops, eating island, full height cabinetry, subway tile backsplash and Samsung stainless steel appliances including gas range
- Access from kitchen to side deck with natural gas hook-up.
- Elegant 2 piece powder room.

SECOND LEVEL (664 sqft RMS)

- Engineered wide plank hardwood flooring throughout staircase and second level.
- 9' flat finish ceilings.
- Generous primary bedroom retreat featuring park views, blackout top/down bottom/up blinds, large walk-in closet and private 4 piece ensuite with heated floors, dual vanity sinks, quartz countertop and walk-in glass shower.
- Spacious bedroom 2 with black-out blinds, currently being used as a home office.
- Additional 4 piece bath with quartz countertop and tub/shower combo.
- Samsung washer and dryer conveniently located on the second floor.

LOFT LEVEL (257 sqft) + ROOFTOP PATIO (18'7" x 9'7")

- Engineered wide plank hardwood flooring throughout staircase and loft level.
- Large flex room perfect as a fitness room, home office, art room or TV/gaming space.
- Access to rooftop patio with natural gas hook-up hosting downtown city and park views

BASEMENT LEVEL (514 sqft)

- 8' flat finish ceilings.
- Expansive family / recreation room with wet bar featuring bar sink and beverage fridge.
- Spacious bedroom 3 with black-out blinds, perfect for guests or teens.
- Full four piece bath with quartz countertop and tub/shower combo.

While reasonable efforts have been made to verify the above information, it is not guaranteed and should be independently verified.

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