



GRASSROOTS

REALTY GROUP

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**3511 34 Avenue SW
Calgary, Alberta**

MLS # A2306955



\$2,150,000

Division:	Rutland Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,576 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Enclosed, Front Drive, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Landscaped, Lawn, Private, Rec		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Manufactured Floor Joist, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Steam Room, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Nestled on a quiet cul-de-sac, this stunning home with a South facing backyard in Rutland Park offers your family an estate home in this centrally located community. You'll immediately feel at home, as you enter from either the covered entrance or your heated oversized attached garage. The main floor welcomes you and your guests with a gourmet custom kitchen, equipped with Miele and Dacor appliances. The kitchen boasts three ovens for large family gatherings. The dining room, with its impressive 19-foot ceilings and double sided fireplace will add a touch of grandeur to every meal. Ascend the wide staircase to the second floor where you will be greeted by an open, bright and spacious bonus room. The second floor is complemented with four large bedrooms. The expansive primary suite spans the full width of the home and includes a grand bedroom, a luxurious six-piece ensuite with a steam shower, and a walk-through closet with direct access to the spacious laundry room with custom cabinetry. Two of the front secondary bedrooms share a Jack-and-Jill bathroom, and the 4th upstairs bedroom has a private ensuite. All of the bedrooms have walk-in closets. The basement is an entertainer's dream and is perfect for entertaining both kids and adults. The main entertaining area is perfect for a ping pong table, arcade basketball, foosball, pinball machine, gym.... too many options to list them all. The games area is complemented by a full bar, a fifth bedroom, a three-piece bathroom, and a tiered theater room perfect for movie nights. The fully landscaped exterior showcases a large, private south-facing backyard with a covered deck, perfect for outdoor gatherings. This home is crafted with premium materials and is equipped with modern amenities such as an

Alexa-powered smart home system... you can talk to your house and it will listen :), wired speakers, in-floor heat in both the basement and attached garage, and triple-glazed Lux Windows. Don't miss the opportunity to make this exquisite property your forever home.