



GRASSROOTS
REALTY GROUP

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3511 34 Avenue SW
Calgary, Alberta

MLS # A2338756



\$2,170,000

Division:	Rutland Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,577 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Steam Room, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	N/A		

OPEN HOUSE SUNDAY SEPTEMBER 13, 2026 from 2:00-4:30 PM. JUDICIAL SALE - This extraordinary family 2 Storey is situated in a prime Rutland Park location in a quiet cul-de-sac on a huge 50x120 fenced and landscaped lot close to parks, paths and all amenities and must be seen. Boasting almost 5000 square feet of developed living space this magnificent property features a spectacular chef's kitchen with a huge central granite island with breakfast bar, large adjacent pantry, quartz counters, plumbed for gas stove, a bright sunny kitchen window overlooking the rear yard, a huge adjacent family room overlooking a massive rear partly covered deck, a formal dining room with Gas fireplace and a main floor den or office at the front of the home. The upper level boasts 4 large bedrooms, all with ensuites, including a massive primary bedroom with separate sitting area, 6 piece ensuite that includes steam shower, a huge upper laundry with sink and separate cabinetry and a massive central bonus room. The lower level features a fantastic open plan with central recreation area offset by an open gym, exquisite wet bar, 5th bedroom with another 4 pc bath and a designated tiered home theater room perfect for family movie nights. This amazing property boasts executive finishing that includes 9 foot ceilings on all floors, extensive use of wide plank hardwood floors, iron railings, upgraded lighting, casements and baseboards, in floor heat in basement and garage, Alexa-powered Lutron smart home system that allows you to use voice commands to control lighting and environment in the home, triple glazed lux windows, tandem triple attached garage, 8 foot garage door, walk-in closets in all bedrooms, upgraded cement fibre exterior and a large sunny south back yard. Don't miss viewing this exceptional home today. As this is a judicial sale Schedule A must be attached to all offers. Talk to your

favorite agent today about the benefits of the Judicial Sale process.