

# \$2,350,000 - 3511 34 Avenue Sw, Calgary

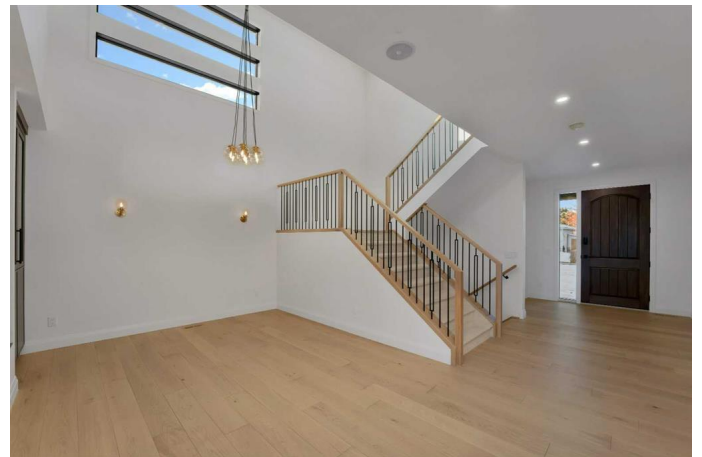
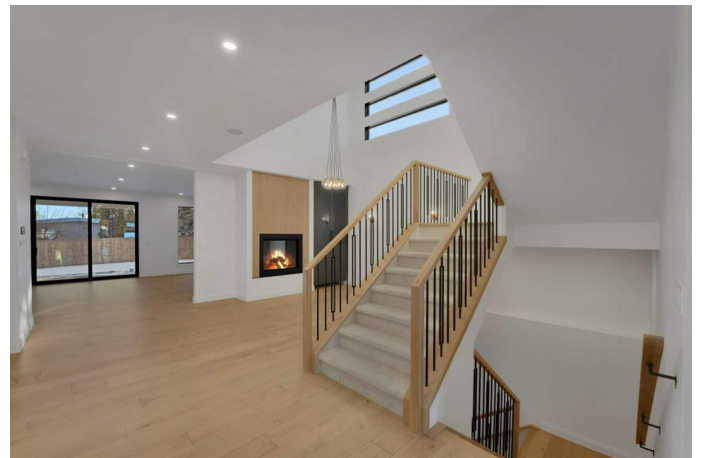
MLS® #A2182725

**\$2,350,000**

5 Bedroom, 5.00 Bathroom, 3,576 sqft  
Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

Nestled on a peaceful cul-de-sac, this stunning home in the highly desirable community of Rutland Park offers your family the luxury of a custom home without the wait. You'll immediately feel at home, as you enter from your heated double attached garage with an additional tandem spot perfect for trucks. Step inside to discover a thoughtfully designed main floor featuring an office, spacious living room, and a convenient mudroom/pantry. The gourmet custom kitchen, equipped with Miele and Dacor appliances, boasts three ovens and a six-burner range, making it ideal for hosting large family gatherings. The dining room, with its impressive 19-foot ceilings and double sided fireplace, adds a touch of grandeur to every meal. Ascend the uniquely designed staircase to the second floor where you will be greeted by an open, bright and spacious bonus room. The bonus room is complimented with four generously sized bedrooms upstairs. The expansive primary suite spans the full width of the home and includes a lavish bedroom, a six-piece ensuite with a steam room, and a walk-through closet with direct access to the spacious and custom laundry room. Two of the secondary bedrooms share a Jack-and-Jill bathroom, and the 3rd has a private ensuite, and each is equipped with walk-in closets. The basement is an entertainer's dream, featuring a spacious open area with a full bar and peninsula island, a fifth bedroom, a three-piece bathroom, and an expansive 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, wired speakers, in-floor heating in the basement and attached garage, and triple-glazed Lux Windows. Don't miss the opportunity to make this exquisite property your forever home.

Built in 2024

### Essential Information

MLS® #	A2182725
Price	\$2,350,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,576
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3511 34 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E0Z6

### Amenities

Parking Spaces	3
Parking	Triple Garage Attached, 220 Volt Wiring, Concrete Driveway, Enclosed,

Front Drive, Garage Faces Front, Heated Garage, Insulated, On Street, Owned, Paved, Plug-In, Private Electric Vehicle Charging Station(s)

# of Garages 3

## Interior

Interior Features Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Chandelier, French Door, Steam Room, Sump Pump(s), Wired for Sound

Appliances Bar Fridge, Built-In Oven, Built-In Refrigerator, Garage Control(s), Gas Range, Gas Stove, Range, Range Hood, Refrigerator, Washer/Dryer, Built-In Freezer, Oven-Built-In, Double Oven, Electric Oven, Freezer, Gas Oven, Humidifier, Stove(s)

Heating In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling Other

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Lighting, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Lawn, Landscaped, Rectangular Lot, Views, Cul-De-Sac, Private

Roof Asphalt Shingle, Metal

Construction Cement Fiber Board, Concrete, Wood Frame, Manufactured Floor Joist

Foundation Poured Concrete

## Additional Information

Date Listed December 11th, 2024

Days on Market 93

Zoning SR

## Listing Details

Listing Office CIR Realty

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