



1316 34 Avenue Calgary Alberta

\$2,195,000

Family home on a huge lot (.23 of an acre) in Upper Elbow Park. Positioned to capture the light on this bright and sunny corner. With dimensions of 80' x 125' it could offer subdivision potential in the future. Discreet from the curb...inside you'll discover a spacious mid-century-influenced home that works well for the large or busy family with nearly 5300 square feet of total development, 5-6 bedrooms and 3.5 baths. The long-term owners have done upgrades and renovations over the years. The home is very comfortable and livable but a new buyer could renovate and take it to the next level. Generous entry with stone floors. Open plan principal rooms with huge windows on 3 sides allowing in tons of light...even on a dull day. A large seating area enjoys a gas fireplace and built-ins. The dining area has entertaining storage and overlooks the fabulous rear yard. The kitchen also overlooks the rear yard and features an island with 2nd sink and a pantry wall with excellent storage. Sliding doors out to the rear yard. The main level continues with a bedroom, an office (or 6th bedroom), 4 piece bath, 2 piece powder room and large laundry. Bright family room with fireplace and warm leather floors a few steps down from the main. A large and well-organized mudroom connects to the attached, heated and oversized double garage (potential to expand to a triple). The upper level has 2 huge bedrooms (one with a large walk-in closet and access to a large terrace) plus a 5-piece bath with double vanity. Easy to imagine a renovation that could create 3 bedrooms and 2 baths on this level, possibly incorporating the terrace into living space. The massive lower level holds a rambling and multi-function recreation room with wet-bar, fireplace and a "secret" room for kids. Also 2 more bedrooms, a 4-piece bath, sauna and endless storage. Newer infrastructure including a ...

Bedroom 15.42 Ft x 11.00 Ft

Bedroom 13.25 Ft x 10.00 Ft

Recreational, Games room 26.00 Ft x 14.00 Ft

Other 9.67 Ft x 7.83 Ft

Other 10.83 Ft x 8.42 Ft

4pc Bathroom Measurements not available

Dining room 14.67 Ft x 13.42 Ft

Kitchen 17.08 Ft x 15.75 Ft

Office 12.17 Ft x 11.17 Ft

Laundry room 9.83 Ft x 6.25 Ft

Bedroom 15.67 Ft x 12.17 Ft

2pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Family room 19.00 Ft x 16.83 Ft
Other 11.33 Ft x 10.00 Ft
Foyer 13.00 Ft x 6.25 Ft
Living room 21.83 Ft x 16.00 Ft

4pc Bathroom Measurements not available
Primary Bedroom 19.33 Ft x 12.00 Ft
Bedroom 16.75 Ft x 11.83 Ft