



3015 34 Avenue Calgary Alberta

\$710,000

Welcome to your charming oasis in Rutland Park, nestled on a quiet, tree-lined street. As you step through the front arch doorway, the warm embrace of this bungalow immediately welcomes you. The spacious living room adorned with crown molding sets the tone for comfort and elegance, hardwood floors seamlessly flowing into the adjacent dining area. Large windows grace the living and dining spaces, allowing natural light to dance throughout and providing a picturesque view of the meticulously landscaped front yard. The renovated kitchen is a culinary haven, featuring granite countertops, ample meal preparation space, a gas stove, and stainless steel appliances--a dream come true for any home cook. Conveniently tucked around the corner is a versatile bedroom, perfect for a home office or nursery. The primary bedroom at the back of the house ensures privacy and tranquility. The second bedroom, boasting generous natural light, creates a comfortable and inviting atmosphere. Descend to the finished basement, where an expansive recreational room awaits--ideal for family movie nights and there is enough space to have a game area. Two additional large bedrooms, a three-piece bathroom, and a laundry room complete the lower level. Abundant storage throughout the house ensures ample space for all your belongings. Step into the south-facing backyard, a true gem boasting a double detached garage and a beautifully landscaped yard adorned with fruit trees. Gardening enthusiasts will find their haven here, with perennials and space for planting. Kids will delight in the treehouse, creating a space for endless fun and adventure. The low-maintenance yard is perfect for those who prefer minimal upkeep. This home comes with modern conveniences, including a high-efficiency Navien boiler for heating and hot water on demand, refreshed interior paint, a French-door refrigerator, and newer ro...

Recreational, Games room 21.25 Ft x 11.58 Ft

Bedroom 11.67 Ft x 9.08 Ft

Bedroom 11.33 Ft x 8.50 Ft

Other 11.67 Ft x 8.83 Ft

Laundry room 11.58 Ft x 6.92 Ft

3pc Bathroom 7.42 Ft x 7.25 Ft

Kitchen 12.50 Ft x 12.25 Ft

Dining room 9.25 Ft x 8.17 Ft

Primary Bedroom 11.92 Ft x 9.58 Ft

Bedroom 10.25 Ft x 9.00 Ft

Foyer 4.50 Ft x 2.17 Ft

Bedroom 9.17 Ft x 9.08 Ft

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Listing Presented By:



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See

Mirror

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Furnace 7.67 Ft x 3.42 Ft

4pc Bathroom 7.17 Ft x 6.83 Ft

Living room 15.58 Ft x 12.75 Ft