



## 535 34A Street Calgary Alberta

\$1,150,000

MOVE IN TODAY! A true reflection of what a modern farmhouse should be! This move in ready 2-storey DETACHED infill in PARKDALE is a stunning home built with outstanding detail and quality. This home provides over 2,664 sq ft of total finished living space, 3 bedrooms above grade, a fully developed basement, and features luxury upgrades and finishes throughout. The open-concept main floor features 10-ft ceilings, large exterior windows, and wide-plank engineered hardwood flooring. The kitchen sits at the center of the bright main level, drawing in the eye with quartz countertops, stunning custom cabinetry with soft-close hardware, and a full-height tile backsplash. The 14-ft oversized central island gives you lots of extra space for day-to-day prep, ample bar seating, and a dual basin under-mounted sink. And to top it all off, this upscale kitchen comes with a premium stainless steel appliance package - a gas cooktop, built-in hood fan, French door refrigerator, built-in wall oven and microwave, and dishwasher. A formal dining area overlooks the East facing front yard, while the rear living room creates a cozy yet spacious atmosphere and features an inset gas fireplace and a built-in media centre. Easily step out to the rear deck and backyard through dual glass sliding doors, nicely combining your indoor/outdoor living spaces. Rounding off the main floor is a simple but elegant 2-piece powder room and large mudroom with a built-in bench and closet! Upstairs, you'll find 2 good-sized bedrooms with custom closets, a full bathroom, and a large laundry room with a laundry sink. The primary retreat features soaring vaulted ceilings, oversized West-facing windows, and a walk-in closet with custom millwork. The spa-inspired ensuite is elegantly finished with heated tile floors, dual vanities with a built-in make-up desk, a stand-alone soaker tub, a large curbless shower wi...

Primary Bedroom 13.17 Ft x 11.00 Ft

Other 14.50 Ft x 6.67 Ft

Bedroom 9.83 Ft x 11.92 Ft

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Laundry room 5.00 Ft x 7.67 Ft

4pc Bathroom Measurements not available

Recreational, Games room 14.67 Ft x 18.33 Ft

Storage 5.17 Ft x 7.83 Ft

3pc Bathroom Measurements not available

Living room 15.00 Ft x 13.00 Ft

Kitchen 19.00 Ft x 8.50 Ft

Dining room 10.50 Ft x 14.00 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX HOUSE OF REAL ESTATE

<https://innercityinfills.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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5pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Bedroom 9.83 Ft x 11.75 Ft