



8731 34 Avenue Calgary Alberta

\$949,999

Experience luxury living in this brand-new, fully upgraded infill offering over 2,800 sq ft of developed space on a quiet street in the heart of Bowness. Just steps from schools, Bowness Park, the river, and only minutes to Canada Olympic Park with quick access to Hwy 1--perfect for weekend escapes to the mountains. This beautifully designed home features 10-ft ceilings and hardwood flooring on the main level, a stunning kitchen with KitchenAid built-in oven & microwave, gas cooktop, quartz backsplash, and a butler's pantry with quartz coffee bar and under-cabinet lighting. A stylish stone-feature electric fireplace enhances the open-concept living space. Upstairs includes 9-ft ceilings, a bright bonus room, a well-equipped laundry with counter & sink, and a luxurious primary retreat with a custom walk-in closet, freestanding tub, and oversized shower. Rear-facing bedrooms provide beautiful valley views. The LEGAL 2-bedroom basement suite includes 9-ft ceilings, luxury vinyl plank flooring, a full quartz kitchen with island, full-size laundry, and a spacious bathroom. The south-facing backyard is fully fenced and landscaped, featuring a large deck, cement patio, and a double detached garage. Construction started in 2024 and completed in 2025. (id:6769)

Furnace 8.83 Ft x 6.42 Ft
2pc Bathroom 5.08 Ft x 5.50 Ft
Dining room 13.33 Ft x 10.83 Ft
Kitchen 15.33 Ft x 18.92 Ft
Living room 14.75 Ft x 14.92 Ft
4pc Bathroom 6.00 Ft x 7.75 Ft
5pc Bathroom 9.58 Ft x 16.58 Ft
Bedroom 10.08 Ft x 11.50 Ft
Bedroom 11.42 Ft x 11.50 Ft

Bonus Room 15.75 Ft x .50 Ft
Laundry room 7.83 Ft x 5.75 Ft
Primary Bedroom 13.42 Ft x 17.83 Ft
4pc Bathroom 5.58 Ft x 10.08 Ft
Bedroom 13.00 Ft x 10.08 Ft
Bedroom 9.83 Ft x 9.92 Ft
Kitchen 15.00 Ft x 9.67 Ft
Laundry room 5.50 Ft x 5.50 Ft
Living room 15.08 Ft x 12.50 Ft

Listing Presented By:



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RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net