



# 3331 35 Avenue Calgary Alberta

\$2,225,000

New to market, this incredible custom home built by Ocean Home Calgary is located in the heart of Rutland Park. This two storey home was built in 2020 for a loving family that wanted a dream home that offered everything, including 6 bedrooms, 6 bathrooms, two wash bays, & two laundries. The main floor consists of an office, den, kitchen, dining, living room, butlers pantry, mudroom with laundry, & two powder rooms. Rich hardwood floors flow through the main and upper floors with soaring 10' ceilings and vaulted ceilings in the bedrooms. The main floor has a custom kitchen by Legacy Kitchens with high end appliances that include two dishwashers, a Blue Star range, Fisher & Paykel Fridge, Freezer & Wine, & Monogram Speed Oven. Beamed ceilings, a wood burning fireplace with a real plaster finish, and a large waterfall island compliment the rooms. Upstairs you will find 4 bedrooms, two with their own en-suites, two with a Jack&Jill and an upstairs Laundry Room. The primary bedroom has its own fireplace and private balcony with south facing exposure, walk-in closet, & a large en-suite. The Primary en-suite has heated floors, a wet room, with custom tile, soaker tub, dual vanities and high end fixtures. The basement has an additional two bedrooms, a full bath, & a secondary steam/shower room with sauna, a gym, storage room, and a large entertainment movie room. Radiant in-floor heating has been installed in the basement as well a roughed in wet bar. Every room in this home has had custom tile and designs that you won't find in any other home. All interior walls in bedrooms were installed with Rockwool sound & fireproof insulation. The outdoor areas have been extensively landscaped that include, irrigation, a custom front patio, with lighting, & stone pavers. The backyard features a large composite deck, outdoor fireplace, a custom heated ImmerSpa with water features, li...

- 4pc Bathroom Measurements not available
- 4pc Bathroom Measurements not available
- 5pc Bathroom Measurements not available
- Primary Bedroom 19.42 Ft x 14.17 Ft
- Bedroom 11.42 Ft x 16.50 Ft
- Bedroom 11.42 Ft x 13.67 Ft

- Bedroom 11.42 Ft x 15.08 Ft
- Bedroom 11.42 Ft x 13.83 Ft
- Recreational, Games room 15.00 Ft x 28.25 Ft
- Storage 7.33 Ft x 6.92 Ft
- 1pc Bathroom Measurements not available
- Den 11.17 Ft x 13.25 Ft

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

Listing Presented By:



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**Bedroom** 18.00 Ft x 14.17 Ft

**2pc Bathroom** Measurements not available

**3pc Bathroom** Measurements not available

**Sauna** 7.00 Ft x 7.00 Ft

**2pc Bathroom** Measurements not available

**2pc Bathroom** Measurements not available

**Office** 11.42 Ft x 13.58 Ft