



## 6416 34 Avenue Calgary Alberta

\$925,000

Sleek, Stylish, and Thoughtfully Designed - Welcome to 6416 34 Ave NW! From the moment you arrive, this home makes an impression. Modern curb appeal, a quiet tree-lined street, and a location that offers the perfect balance of city convenience and nature's tranquility. Step inside, and you'll instantly feel the elegance in every detail. The dining room sets the stage--an inviting space with designer lighting that creates the perfect ambiance, whether it's a casual brunch or a lively dinner party. The kitchen is an absolute showstopper, featuring ceiling-height custom cabinetry, gleaming quartz countertops, and a large island that serves as the heart of the home. Whether you're a gourmet chef or a takeout connoisseur, this space is as functional as it is beautiful. Flowing seamlessly from the kitchen, the living room is warm and welcoming, centred around a stunning full tile-surround fireplace with expansive windows on either side that bring in gorgeous natural light and a view of the backyard. A space like this just feels good--cozy yet sophisticated, perfect for quiet nights or entertaining guests. Tucked away at the back of the home, the mudroom is designed for real life, with custom storage, and a sleek tiled floor that stands up to Calgary's seasons. Right next to it, the powder room feels upscale and refined--no detail overlooked. Head upstairs, and the luxury continues. The primary suite is a true retreat, with soaring ceilings, a large walk-in closet, and an ensuite that's pure indulgence. A fully tiled shower with steam rough-in, heated floors, a soaker tub built for long, relaxing evenings, and dual vanities with quartz counters--this is the kind of space that makes every morning feel like a spa day. Two additional bedrooms, both bright and spacious, share a modern 4-piece bathroom with chic finishes. The laundry room is equally impressive, complete with a q...

Primary Bedroom 16.33 Ft x 13.67 Ft

Bedroom 12.50 Ft x 10.67 Ft

Bedroom 12.50 Ft x 9.17 Ft

Laundry room 7.00 Ft x 5.67 Ft

4pc Bathroom 8.17 Ft x 5.00 Ft

5pc Bathroom 15.33 Ft x 7.67 Ft

Living room 14.67 Ft x 14.00 Ft

Other 8.50 Ft x 6.33 Ft

2pc Bathroom 5.50 Ft x 5.00 Ft

Foyer 7.50 Ft x 7.00 Ft

Bedroom 13.67 Ft x 9.17 Ft

Bedroom 11.83 Ft x 9.50 Ft

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Listing Presented By:



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<b>Furnace</b>	12.33 Ft x 6.67 Ft	<b>Kitchen</b>	10.33 Ft x 9.50 Ft
<b>Kitchen</b>	20.50 Ft x 14.00 Ft	<b>Living room</b>	13.33 Ft x 12.00 Ft
<b>Dining room</b>	12.50 Ft x 8.67 Ft	<b>4pc Bathroom</b>	9.83 Ft x 4.83 Ft