



116 34A Street Calgary Alberta

\$1,499,900

Welcome to this exceptional detached 3-storey infill in Parkdale's prestigious Golden Triangle, located just steps from the Bow River. Featuring 4 bedrooms, 4.5 bathrooms, and an ICF foundation. This executive home offers nearly 3,500 sq. ft. of beautifully designed living space with modern craftsmanship and timeless appeal. From the moment you arrive, mature landscaping and west-facing windows create stunning curb appeal while filling the home with natural light. Inside, soaring vaulted ceilings, glass and stainless-steel accents, and sleek contemporary millwork define the open, airy feel. The grand foyer opens to the second floor, showcasing a striking open-riser staircase with glass railing and a feature wall. White oak hardwood floors flow throughout the main level with 10-foot ceilings, leading into a custom chef's kitchen with sleek custom cabinetry, modern lighting, upgraded stainless-steel appliances and a quartz waterfall island. The spacious formal dining area connects seamlessly to the living room, where oversized east-facing windows and a cozy gas fireplace provide the perfect space for entertaining or relaxing with family and friends. A bright main-floor office features a sliding barn door and a west-facing glass wall, making it the ideal home office. Upstairs, the second-floor living space offers a sun-soaked loft with a gas fireplace and a multipurpose study nook. The second floor is completed with two large bedrooms, each featuring double closets with the back bedroom featuring a private 4-piece ensuite, a massive laundry room, a four piece main bath and a clever storage nook. The third-floor retreat is dedicated to the luxurious primary suite, complete with large windows, a walk-through closet with custom built-ins, and a spa-inspired 5-piece ensuite featuring dual undermount sinks, quartz counters, a freestanding soaker tub, and a fully tiled glas...

5pc Bathroom 9.58 Ft x 11.92 Ft

Primary Bedroom 13.50 Ft x 18.00 Ft

Other 9.50 Ft x 5.83 Ft

4pc Bathroom 4.83 Ft x 9.83 Ft

Bedroom 10.25 Ft x 13.42 Ft

Recreational, Games room 19.92 Ft x 20.83 Ft

Kitchen 9.25 Ft x 16.92 Ft

Living room 14.92 Ft x 13.42 Ft

Office 9.75 Ft x 11.33 Ft

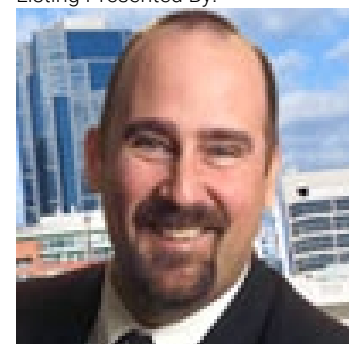
3pc Bathroom 5.58 Ft x 9.50 Ft

4pc Bathroom 6.25 Ft x 9.08 Ft

Bedroom 11.58 Ft x 10.92 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Storage 6.17 Ft x 6.33 Ft

Furnace 13.83 Ft x 12.50 Ft

2pc Bathroom 7.50 Ft x 5.67 Ft

Dining room 11.67 Ft x 15.50 Ft

Bedroom 14.92 Ft x 10.92 Ft

Family room 22.67 Ft x 15.67 Ft

Laundry room 11.58 Ft x 6.58 Ft