



# 3111 34 Avenue Calgary Alberta

\$999,900

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* A MUST-SEE HOME! This stunning, fully renovated 4-bed, 3-bath BUNGALOW sits on a picturesque tree-lined street in the desirable community of Rutland Park. This home offers charm and functionality, featuring a SOUTH-FACING BACKYARD and an oversized 60 ft x 120 ft lot. RENOVATED down to the studs in 2014 by Albi Renova, it blends modern updates with timeless design. The formal tiled foyer, with a built-in bench, walk-in closet, and skylight, welcomes you into a CARPET-FREE home with hardwood, tiled, and cork flooring throughout. The open concept living, kitchen, and dining areas are filled with natural light from large windows, creating perfect spaces for relaxation or entertaining. The well-appointed kitchen features a massive GRANITE ISLAND with an induction cooktop, ceiling-height cabinetry, stainless steel appliances, stainless steel tiled backsplash, and sleek granite counters. It overlooks the lush backyard through expansive windows and glass doors. Additional highlights include a wall of cabinets with an electric fireplace and a HOME OFFICE NOOK. The thoughtful layout separates the bedrooms from the main living areas, ensuring privacy and quiet. The primary bedroom is a LUXURIOUS RETREAT with large windows, a walk-in closet, and a spa-like 4-piece ensuite with a tiled shower, dual sinks, and ample storage. The second bedroom is perfect for a child or guest. A 4-piece bathroom with a Jurassic Limestone vanity and a tiled tub/shower combo completes the main floor. The FULLY DEVELOPED BASEMENT features a rec room with a built-in bar, two legal bedrooms with oversized windows, a 4-piece bathroom, and a fully-equipped formal laundry room. Modern mechanical upgrades include a high-efficiency furnace, hot water on demand, water softener, and SOLAR PANELS. Outside, the backyard is a SERENE OASIS with a large deck,...

Bedroom 11.25 Ft x 8.92 Ft  
 Bedroom 11.92 Ft x 9.75 Ft  
 Recreational, Games room 21.08 Ft x 14.92 Ft  
 Den 7.83 Ft x 7.42 Ft  
 Laundry room 9.08 Ft x 6.00 Ft

Kitchen 13.67 Ft x 10.83 Ft  
 Dining room 5.42 Ft x 5.42 Ft  
 Primary Bedroom 13.75 Ft x 10.58 Ft  
 Bedroom 10.25 Ft x 9.75 Ft  
 4pc Bathroom Measurements not available

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

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Living room 17.42 Ft x 10.42 Ft