



## 3147 35 Avenue Calgary Alberta

\$1,125,000

Nestled in the heart of Rutland Park, an exquisite high end duplex. This stunning residence perfectly blends modern elegance with cozy comfort, offering an unparalleled living experience for discerning buyers. Step into this meticulously designed home and be greeted by an inviting open-concept layout that exudes warmth and sophistication. The spacious living area boasts large windows that flood the space with natural light, highlighting the gleaming hardwood floors and designer lighting throughout. The gourmet kitchen is a chef's dream, featuring high-end stainless steel appliances, brazilian quartz countertops, a large center island, an amazing hidden pantry and abundant cupboard space. Adjacent to the kitchen, the dining area is perfect for hosting intimate dinners or large gatherings, with easy access to the outdoor patio and low maintenance backyard. Upstairs, the luxurious master suite offers a serene retreat with coffered ceilings a walk-in closet and a spa-like ensuite bathroom, complete with a deep soaking tub, a glass-enclosed steam shower, double vanities and heated floors. Two additional generously sized bedrooms, a well-appointed main bathroom and functional laundry room complete the upper level, providing ample space for family and guests. The fully finished basement adds valuable living space, featuring a cozy family room with wet bar, a fourth bedroom, additional full bathroom and wine room –perfect for entertaining. Double detached garage with 10 ft ceilings and 100 amp service. Home is built with web joists, allowing greater open spans ensuring less sound and with roxul sound proofing in the partition walls. Enjoy proximity to top-rated schools, parks, shopping, and dining options, all within a short distance. Commuters will appreciate the easy access to major roadways and public transportation, making downtown Calgary just minutes away. (id:6769)

Family room 20.83 Ft x 15.42 Ft

Bedroom 15.17 Ft x 10.08 Ft

Other 5.25 Ft x 4.92 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

Foyer 9.42 Ft x 8.67 Ft

Den 10.75 Ft x 9.92 Ft

Living room 16.75 Ft x 14.83 Ft

2pc Bathroom 4.92 Ft x 4.83 Ft

Primary Bedroom 14.25 Ft x 13.42 Ft

Other 8.92 Ft x 7.58 Ft

5pc Bathroom 11.33 Ft x 9.58 Ft

Bedroom 11.75 Ft x 11.08 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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**Kitchen** 14.00 Ft x 12.67 Ft  
**Pantry** 7.08 Ft x 4.92 Ft  
**Dining room** 14.58 Ft x 7.17 Ft

**Bedroom** 11.08 Ft x 9.58 Ft  
**4pc Bathroom** 9.50 Ft x 4.92 Ft  
**Laundry room** 7.50 Ft x 5.42 Ft