



# 7314 34 Avenue Calgary Alberta

\$710,000

Gorgeous, move-in-ready home featuring rich Tigerwood hardwood floors and a tiled entry. The stunning, updated kitchen boasts quartz countertops, stainless steel appliances, a corner pantry, and a large island that opens seamlessly to the family room with a cozy gas fireplace and access to a spacious deck overlooking a private, fenced backyard. The main floor showcases 9-foot ceilings and elegant back-lit crown moldings throughout. A striking staircase with maple railings, iron spindles, and a skylight creates a bright and inviting transition to the upper level. Upstairs, the primary bedroom offers a walk-in closet and private balcony with glass railing and scenic south hillside escarpment views. The spa-like ensuite features granite countertops, a jetted tub, and a separate shower. A convenient second-floor laundry room completes this level. All bathrooms are finished with tile floors, backsplashes, and tiled tub surrounds. The fully finished basement continues the 9-foot ceilings and includes a spacious fourth bedroom, providing ideal space for guests, a home office, or extended family. Completing the home is a double detached garage, offering ample parking and storage. (id:6769)

4pc Bathroom 6.75 Ft x 8.17 Ft

4pc Bathroom 8.67 Ft x 9.92 Ft

Other 21.00 Ft x 6.50 Ft

Bedroom 12.25 Ft x 14.08 Ft

Bedroom 9.50 Ft x 14.00 Ft

Laundry room 5.67 Ft x 5.83 Ft

Primary Bedroom 14.08 Ft x 14.33 Ft

Other 5.83 Ft x 10.50 Ft

4pc Bathroom 5.00 Ft x 8.83 Ft

Other 2.75 Ft x 4.67 Ft

Bedroom 10.00 Ft x 16.17 Ft

Recreational, Games room 19.25 Ft x 26.83 Ft

Storage 4.92 Ft x 3.42 Ft

2pc Bathroom 5.17 Ft x 5.50 Ft

Dining room 20.08 Ft x 13.00 Ft

Foyer 6.08 Ft x 8.58 Ft

Other 20.08 Ft x 16.75 Ft

Living room 16.33 Ft x 16.33 Ft

Listing Presented By:



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