



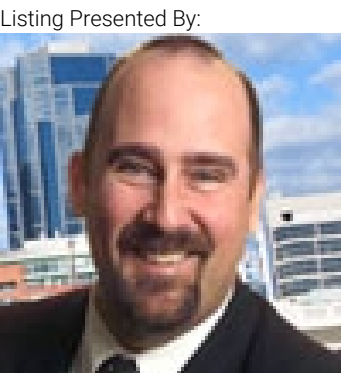
# 8308 34 Avenue Calgary Alberta

\$915,000

OPEN HOUSE THIS SATURDAY NOVEMBER 8TH NOON TILL 2:00PM. BUBBLY DRINKS WILL BE SERVED.

Enjoy elevated Infill Living in the Heart of Bowness, Calgary. Experience the perfect balance of luxury, design, and location in this exquisitely crafted infill home, offering over 3000 sq. ft. of upscale finishes in one of Calgary's most dynamic and nature-rich communities. Prime Location: Nestled on a quiet, tree-lined street in the heart of Bowness, this home offers both tranquility and convenience. It's mere minutes to top-rated schools, scenic Bowness Park, Bow River, and major commuter routes like Hwy 1 and Stoney Trail/Ring Road. Enjoy easy access to Canada Olympic Park, and weekend getaways to the Rocky Mountains have never been more effortless. Main Living Features: Designed for those who appreciate elevated living, this home makes a bold statement with 10-foot ceilings and hardwood flooring throughout the main floor. A designer kitchen with built-in wall oven & microwave, gas cooktop, large island, and elegant quartz countertops. A featured tile/stone fireplace wall anchors the open concept living and dining space. Large windows provide an abundance of natural light. The Upper-Level Retreat offers 9-ft ceilings, 8' solid core doors throughout, all 3 well-appointed bedrooms have vaulted ceilings, adding both space and character, a bright central bonus room--ideal for a reading nook, playroom, or home office. A modern laundry with quartz countertops. The primary retreat is true luxury: spa-inspired ensuite with a floating tub, oversized walk-in shower with bench, and a custom walk-in closet. A Legal Basement Suite - provides an exceptional value-add in this home offering a fully permitted 1-bedroom suite. It too offers 9-ft ceilings, durable carpet and luxury vinyl plank, full quartz kitchen with island and stainless-steel appliances. A spacious living room, 4-piece bath...

Primary Bedroom 13.00 Ft x 13.00 Ft	Kitchen 11.92 Ft x 6.33 Ft
5pc Bathroom 11.17 Ft x 7.00 Ft	Living room 12.67 Ft x 11.33 Ft
Other 9.75 Ft x 6.83 Ft	Laundry room 4.00 Ft x 3.00 Ft
4pc Bathroom 9.75 Ft x 5.00 Ft	Storage 8.00 Ft x 2.00 Ft
Laundry room 6.17 Ft x 5.58 Ft	Living room 14.50 Ft x 13.83 Ft
Bedroom 11.67 Ft x 8.75 Ft	Other 8.42 Ft x 6.83 Ft
Bedroom 11.00 Ft x 10.00 Ft	Kitchen 14.83 Ft x 13.58 Ft
Bedroom 10.50 Ft x 9.25 Ft	Dining room 15.75 Ft x 13.58 Ft



Listing Presented By:

Originally Listed by:  
RE/MAX Realty Professionals

<http://www.6foot8realestate.com/>

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4pc Bathroom 9.25 Ft x 5.00 Ft

Foyer 6.58 Ft x 4.33 Ft

Dining room 9.33 Ft x 8.50 Ft