

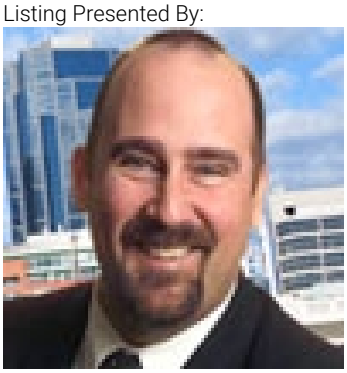
8310 34 Avenue Calgary Alberta

$879,000

BEAUTIFUL IN BOWNE$$. START LIVING at this elevated Infill in the Heart of NW Calgary. Experience the perfect balance of luxury, design, and location in this exquisitely crafted home. Offering 2,800 square feet of upscale living in one of Calgary's most dynamic and nature-rich communities. The residence is situated on a quiet tree-lined street, offering both tranquility and convenience. It's mere minutes to top-rated schools, scenic Bowness Park, the famous Bow River, and major commuter routes including HIGHWAY 1 and THE RING ROAD. Enjoy easy access to Canada Olympic Park and weekend getaways to the Rocky Mountains. MAIN DESIGN FEATURES: Elevated Finishes Throughout this home make a bold statement with 10-foot ceilings, custom cabinetry and Luxury Vinyl plank throughout the main floor. A chef inspired kitchen with built-in wall oven & gas cooktop, a large quartz island makes it great for daily meals and scrumptious entertaining. A volcanic fireplace wall anchors the Livingroom. Large windows provide an abundant amount of natural light. THE UPPER LEVEL: The Master Retreat features a soaring 11-foot vaulted ceiling adding both space and character. 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 bright second floor office space is adorned with an oversized transom window and a modern laundry with quartz countertops completes this level. INCOME POTENTIAL: A Legal Basement Suite - An exceptional value-add, this home features a fully permitted 1-bedroom legal basement suite. 9-ft ceilings, durable luxury vinyl plank flooring, full custom quartz kitchen and a complete stainless-steel appliance package. A spacious living room, 4-piece bath, private laundry, and office space. So, whether you're an investor or multigenerational household, this suite provides flexibility, priva...

Bedroom 14.25 Ft x 11.58 Ft
Bedroom 13.50 Ft x 10.00 Ft
5pc Bathroom 14.17 Ft x 8.50 Ft
4pc Bathroom 9.75 Ft x 5.00 Ft
Other 9.67 Ft x 6.75 Ft
Kitchen 11.92 Ft x 7.00 Ft
Furnace 12.00 Ft x 5.33 Ft
Laundry room 6.50 Ft x 5.00 Ft
Dining room 15.00 Ft x 13.58 Ft
Kitchen 16.75 Ft x 15.83 Ft
2pc Bathroom 5.25 Ft x 5.08 Ft
Other 8.25 Ft x 6.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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RE/MAX Realty Professionals

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Bedroom 10.67 Ft x 9.17 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

Living room/Dining room 19.75 Ft x 13.00 Ft

Living room 13.50 Ft x 13.50 Ft

Primary Bedroom 15.50 Ft x 13.25 Ft