



THE
A-TEAM

**RE/MAX
FIRST**

3511 34 Avenue, Calgary T3E0Z6

MLS®#: **A2182725**

Area: **Rutland Park**

Listing Date: **12/11/24**

List Price: **\$2,350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **5,986 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Cul-De-Sac,Lawn,Landscaped,Private,Rectangular Lot,Views**
Park Feat: **220 Volt Wiring,Concrete Driveway,Enclosed,Front Drive,Garage Faces Front,Heated Garage,Insulated,On Street,Owned,Paved,Plug-In,Private Electric Vehicle Charging Station(s),Triple Garage Attached**

DOM

42
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle,Metal**
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Cement Fiber Board,Concrete,Manufactured Floor Joist,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Concrete,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Oven,Built-In Refrigerator,Double Oven,Electric Oven,Freezer,Garage Control(s),Gas Oven,Gas Range,Gas Stove,Humidifier,Oven-Built-In,Range,Range Hood,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Bar,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Soaking Tub,Steam Room,Storage,Sump Pump(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	18`9" x 15`8"	Bedroom	Second	16`5" x 13`6"
Bedroom	Second	12`5" x 16`5"	Bedroom	Second	14`0" x 11`6"
Laundry	Second	7`8" x 15`0"	Walk-In Closet	Second	10`6" x 11`7"
6pc Ensuite bath	Second	13`10" x 16`1"	3pc Ensuite bath	Second	4`11" x 11`6"

4pc Bathroom	Second	11`4" x 6`11"	Bonus Room	Second	19`3" x 16`7"
Office	Main	13`6" x 10`6"	Kitchen	Main	18`4" x 10`11"
Living Room	Main	16`5" x 21`2"	Dining Room	Main	13`7" x 19`7"
Foyer	Main	15`6" x 8`8"	Pantry	Main	19`1" x 7`11"
Flex Space	Main	10`1" x 9`3"	2pc Bathroom	Main	3`2" x 9`1"
Bedroom	Basement	12`10" x 9`1"	Game Room	Basement	22`2" x 27`8"
Other	Basement	11`2" x 13`4"	Media Room	Basement	17`8" x 15`2"
3pc Bathroom	Basement	8`4" x 4`11"	Furnace/Utility Room	Basement	10`9" x 9`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **6498HA**

Zoning: **SR**

Remarks

Pub Rmks: **Nestled on a peaceful cul-de-sac, this stunning home in the highly desirable community of Rutland Park offers your family the luxury of a custom home without the wait. You'll immediately feel at home, as you enter from your heated double attached garage with an additional tandem spot perfect for trucks. Step inside to discover a thoughtfully designed main floor featuring an office, spacious living room, and a convenient mudroom/pantry. The gourmet custom kitchen, equipped with Miele and Dacor appliances, boasts three ovens and a six-burner range, making it ideal for hosting large family gatherings. The dining room, with its impressive 19-foot ceilings and double sided fireplace, adds a touch of grandeur to every meal. Ascend the uniquely designed staircase to the second floor where you will be greeted by an open, bright and spacious bonus room. The bonus room is complimented with four generously sized bedrooms upstairs. The expansive primary suite spans the full width of the home and includes a lavish bedroom, a six-piece ensuite with a steam room, and a walk-through closet with direct access to the spacious and custom laundry room. Two of the secondary bedrooms share a Jack-and-Jill bathroom, and the 3rd has a private ensuite, and each is equipped with walk-in closets. The basement is an entertainer's dream, featuring a spacious open area with a full bar and peninsula island, a fifth bedroom, a three-piece bathroom, and an expansive theater room perfect for movie nights. The fully landscaped exterior showcases a large, private south-facing backyard with a covered deck, perfect for outdoor gatherings. This home is crafted with premium materials and is equipped with modern amenities such as an Alexa-powered smart home system, wired speakers, in-floor heating in the basement and attached garage, and triple-glazed Lux Windows. Don't miss the opportunity to make this exquisite property your forever home.**

Inclusions: **Fridge, Washer/Dryer**
 Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

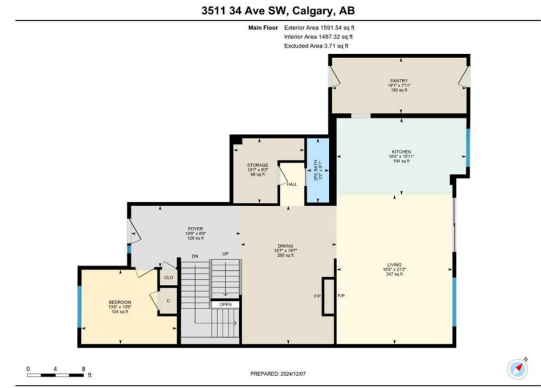












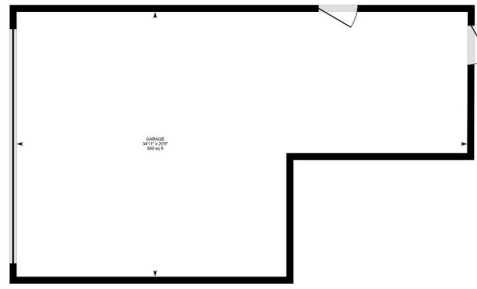
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2nd Floor Exterior Area 1594.59 sq ft
Interior Area 1677.23 sq ft
Excluded Area 127.39 sq ft



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Attached Garage Exterior Area 640.99 sq ft



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Basement (Below Grade) Exterior Area 1457.55 sq ft
Interior Area 1396.73 sq ft

