



THE
A-TEAM

**RE/MAX
FIRST**

3111 34 Avenue, Calgary T3E 0Z1

MLS®#: **A2188208**

Area: **Rutland Park**

Listing Date: **01/17/25**

List Price: **\$999,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Lot Information

Lot Sz Ar: **7,179 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,194**
Low Sqft:
Ttl Sqft: **1,194**

DOM

5
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Garden,Landscaped**
Park Feat: **Driveway,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Wood Frame,Wood Siding**
Flooring: **Cork,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave,Oven,Refrigerator,Washer,Water Softener**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Dry Bar,Kitchen Island,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`5" x 10`5"
Dining Room	Main	5`5" x 5`5"
Bedroom	Main	10`3" x 9`9"
4pc Ensuite bath	Main	
Bedroom	Basement	11`11" x 9`9"
Den	Basement	7`10" x 7`5"
4pc Bathroom	Basement	

Room	Level	Dimensions
Kitchen	Main	13`8" x 10`10"
Bedroom - Primary	Main	13`9" x 10`7"
4pc Bathroom	Main	
Bedroom	Basement	11`3" x 8`11"
Game Room	Basement	21`1" x 14`11"
Laundry	Basement	9`1" x 6`0"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

3390AM

Remarks

Pub Rmks: ***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* A MUST-SEE HOME! This stunning, fully renovated 4-bed, 3-bath BUNGALOW sits on a picturesque tree-lined street in the desirable community of Rutland Park. This home offers charm and functionality, featuring a SOUTH-FACING BACKYARD and an oversized 60 ft x 120 ft lot. RENOVATED down to the studs in 2014 by Albi Renova, it blends modern updates with timeless design. The formal tiled foyer, with a built-in bench, walk-in closet, and skylight, welcomes you into a CARPET-FREE home with hardwood, tiled, and cork flooring throughout. The open concept living, kitchen, and dining areas are filled with natural light from large windows, creating perfect spaces for relaxation or entertaining. The well-appointed kitchen features a massive GRANITE ISLAND with an induction cooktop, ceiling-height cabinetry, stainless steel appliances, stainless steel tiled backsplash, and sleek granite counters. It overlooks the lush backyard through expansive windows and glass doors. Additional highlights include a wall of cabinets with an electric fireplace and a HOME OFFICE NOOK. The thoughtful layout separates the bedrooms from the main living areas, ensuring privacy and quiet. The primary bedroom is a LUXURIOUS RETREAT with large windows, a walk-in closet, and a spa-like 4-piece ensuite with a tiled shower, dual sinks, and ample storage. The second bedroom is perfect for a child or guest. A 4-piece bathroom with a Jurassic Limestone vanity and a tiled tub/shower combo completes the main floor. The FULLY DEVELOPED BASEMENT features a rec room with a built-in bar, two legal bedrooms with oversized windows, a 4-piece bathroom, and a fully-equipped formal laundry room. Modern mechanical upgrades include a high-efficiency furnace, hot water on demand, water softener, and SOLAR PANELS. Outside, the backyard is a SERENE OASIS with a large deck, brick patio, pond, mature trees, and an oversized detached garage. Rutland Park offers tranquility and convenience, with quick access to shops, amenities, recreation and parks, plus easy access to major routes. Don't miss this incredible opportunity—book for your private showing!**

Inclusions: **Electric Fireplace, Pumps & Filters for Pond, Solar Panels, EV Charger**
 Property Listed By: **RE/MAX House of Real Estate**

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











