

3008 34 Street SW
Calgary, Alberta

MLS # A2220203



\$885,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,810 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: N/A

This beautifully crafted custom home blends timeless design with thoughtful details and a highly functional layout—all nestled on a quiet street just steps from schools, parks, and convenient transit. Step inside to a welcoming foyer that opens to a den/office featuring custom built-in cabinetry and a charming window seat—ideal for working from home or relaxing with a book. Gleaming hardwood floors and soaring 9-foot ceilings enhance the open-concept main level, creating an airy, elegant atmosphere. The chef-inspired kitchen is a standout, boasting granite countertops, a massive central island, stainless steel appliances, a travertine backsplash, and a walk-in pantry. It flows seamlessly into the dining and living areas, perfect for entertaining or family gatherings. A striking curved staircase leads to the vaulted upper level, where you’ll find a spacious king-sized primary retreat. Enjoy your morning coffee or evening unwinding on your private balcony with city views. The luxurious ensuite features a jetted tub, double sinks with granite counters, a separate tiled shower, and a double-sided fireplace shared with the bedroom. A generous walk-in closet completes this perfect sanctuary. Two additional well-sized bedrooms, a full main bath, and convenient upstairs laundry round out the upper floor. The fully developed basement offers even more living space, including a bright family and rec room, an additional spacious bedroom, and a full bathroom. Outside, enjoy a landscaped yard, large back deck for summer entertaining, and a double detached garage. Over 2400 square feet of developed living space! Book your showing today.