



**GRASSROOTS**  
REALTY GROUP

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**8716 34 Avenue  
Calgary, Alberta**

**MLS # A2259265**



**\$939,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,982 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, On Street, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Silent Floor Joists, Wood Frame	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

Discover the epitome of modern living in this impeccably located home! Nestled on a quiet street, steps from Bowness Park and next to a school, this 5-bedroom, 3.5-bath residence offers over 2700 sqft of luxury. The home showcases countless upgrades, including a CUSTOM UPGRADED QUARTZ BACKSPLASH throughout. The gourmet kitchen features a stainless steel KitchenAid package with built-in wall oven & microwave, double-door fridge with waterline, dishwasher, custom canopy hood fan, plus a large island with custom slat design and quartz waterfall, pantry, pull-outs, quartz counters, under-cabinet lighting, and custom cabinetry. The main floor also includes a formal dining area, living room with custom built-ins & fireplace, and a designer mudroom with bench & storage. Upstairs, you'll find two spacious bedrooms, a laundry room with sink, a full bath, a bonus room with 10ft tray ceiling, and a luxurious master retreat with 10ft tray ceiling, a vast custom walk-in closet, and a spa-inspired ensuite featuring a freestanding tub, double vanity, and custom-tiled shower. The fully developed LEGAL basement suite offers spacious open-concept living with a bright living room enhanced by a large window, a dining area, and a custom kitchen complete with quartz backsplash, microwave hoodfan, breakfast bar, and ample counter space. It also features two large bedrooms, stacked laundry, and a full bathroom with a tiled surround shower. Exterior highlights include custom concrete steps, walkways, and patio, full landscaping, new fencing, BBQ gasline, and a private backyard area designed for basement tenants to enjoy. Additional features: 9ft ceilings on all levels, 8ft doors, flat painted ceilings (main & upper), knockdown basement ceilings, smart home wiring, upgraded lighting, custom faucets, central vac rough-in, AC rough-in, and CAT 5 wiring. A true

blend of craftsmanship and intelligent design, this home is a must-see. Don't miss this opportunity—next door unit 8718 is also available!