



GRASSROOTS
REALTY GROUP

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7314 34 Avenue NW
Calgary, Alberta

MLS # A2285318



\$710,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,995 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Low Maintenance Landscape, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Jetted Tub, Stone Counters		

Inclusions: Hot tub

Gorgeous, move-in-ready home featuring rich Tigerwood hardwood floors and a tiled entry. The stunning, updated kitchen boasts quartz countertops, stainless steel appliances, a corner pantry, and a large island that opens seamlessly to the family room with a cozy gas fireplace and access to a spacious deck overlooking a private, fenced backyard. The main floor showcases 9-foot ceilings and elegant back-lit crown moldings throughout. A striking staircase with maple railings, iron spindles, and a skylight creates a bright and inviting transition to the upper level. Upstairs, the primary bedroom offers a walk-in closet and private balcony with glass railing and scenic south hillside escarpment views. The spa-like ensuite features granite countertops, a jetted tub, and a separate shower. A convenient second-floor laundry room completes this level. All bathrooms are finished with tile floors, backsplashes, and tiled tub surrounds. The fully finished basement continues the 9-foot ceilings and includes a spacious fourth bedroom, providing ideal space for guests, a home office, or extended family. Completing the home is a double detached garage, offering ample parking and storage.