



119 34A Street NW
Calgary, Alberta

MLS # A2134044



\$2,485,000

Division:	Parkdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,108 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	See Remarks, Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: n/a

Location, location, location!! Presenting this fabulous brand new 2-story farmhouse located in the coveted "golden triangle" of Parkdale, just steps to the Bow River and it's extensive pathway system. The perfect location for those who enjoy jogging, biking, and dogwalking. Only a few blocks radius to various amenities such as a kids playground, an outdoor hockey rink, a baseball diamond, and the highly regarded Westmount Charter school. And not to forget the iconic Lics ice cream, and the popular Lazy Loaf cafe. Along with prime location, this modern farmhouse rests on an expansive lot measuring 48ft by 109ft. The triple car garage includes storage space in the attic accessible by a nifty built-in drop down ladder. Imagine having all your seasonal equipment neatly hidden away! There is even space adjacent to the garage to park an RV or extra vehicle. Upon entering the home, you will notice the abundance of natural lighting. The gourmet kitchen features a Wolf 48 inch gas range with dual ovens and a luxurious 60 inch built-in SubZero refrigerator. The butler's pantry conveniently leads into the formal dining room. The family room flows seamlessly onto an expansive sunny concrete patio, making it perfect for hosting those summer barbeques. Included also on the main floor is a spacious office perfect for those remote work days. Upstairs, all 3 bedrooms have full bath ensuites and walk-in closets. The Master bedroom features beautiful vaulted ceilings. Relax and wind down in the luxurious steam shower. The bonus room may be converted to an additional bedroom. The basement is fully developed and is equipped with in-floor hydronic heating. Upgraded engineered floor joists eliminates the need for bulkhead ceilings, resulting in a cleaner appearance. European style Kulu windows for efficiency, style, and versatility. These windows have dual opening

mechanisms enabling them to swing open or tilt open. This home is the one you've been waiting for, available for quick possession. Book your private viewing today!