

\$2,270,000 - 3511 34 Avenue Sw, Calgary

MLS® #A2246577

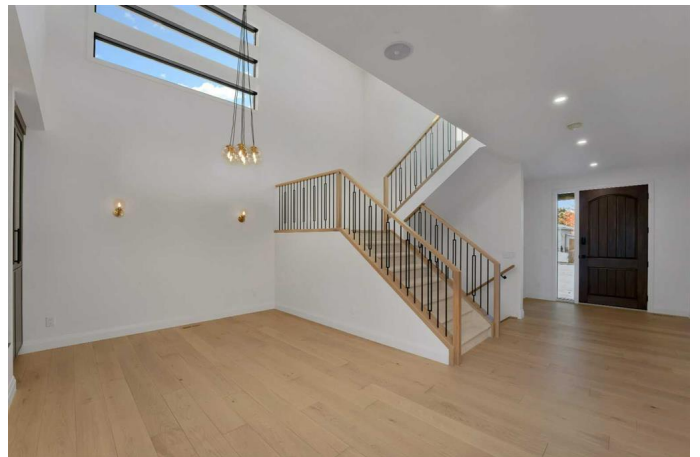
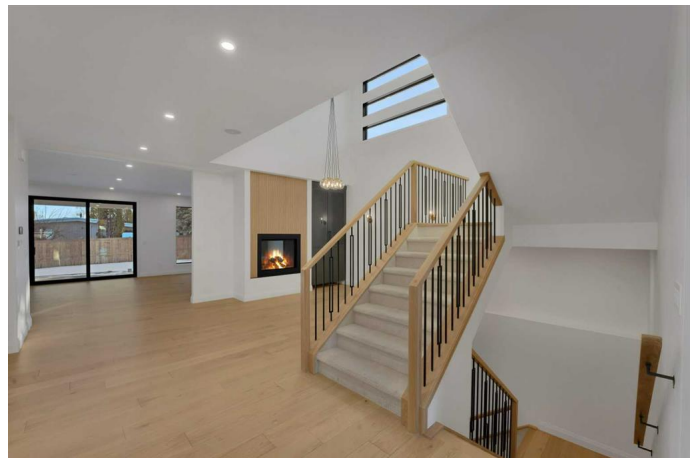
\$2,270,000

5 Bedroom, 5.00 Bathroom, 3,576 sqft

Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

Nestled on a quiet cul-de-sac, this stunning home in the highly desirable community of Rutland Park offers your family the luxury of a custom home without the wait. You'll immediately feel at home, as you enter from your heated double attached garage with an additional tandem spot for a 3rd vehicle, but perfect for trucks. Step inside to discover a thoughtfully designed main floor featuring an office, spacious living room, and a convenient mudroom/pantry. The gourmet custom kitchen, equipped with Miele and Dacor appliances, boasts three ovens and a six-burner range, making it ideal for hosting large family gatherings. The dining room, with its impressive 19-foot ceilings and double sided fireplace, adds a touch of grandeur to every meal. Ascend the uniquely designed staircase to the second floor where you will be greeted by an open, bright and spacious bonus room. The bonus room is complimented with 4 generously sized bedrooms upstairs. The expansive primary suite spans the full width of the home and includes a lavish bedroom, a six-piece ensuite with a steam shower, and a walk-through closet with direct access to the spacious and custom laundry room. Two of the secondary bedrooms share a Jack-and-Jill bathroom, and the 3rd has a private ensuite, and each is equipped with walk-in closets. Bedrooms are large enough to support a king sized bed. The basement is an entertainer's dream, featuring a spacious open area with a full bar and peninsula island, a fifth bedroom, a



three-piece bathroom, and an expansive theater room perfect for movie nights. There's also an area for a gym. The fully landscaped exterior showcases a large, private south-facing backyard with a covered deck, perfect for outdoor gatherings. This home is crafted with premium materials and is equipped with modern amenities such as an Alexa-powered smart home system, wired speakers, in-floor heating in the basement and attached garage, and triple-glazed Lux Windows. Don't miss the opportunity to make this exquisite property your forever home. This home is registered with the New Home Warranty program.

Built in 2024

Essential Information

MLS® #	A2246577
Price	\$2,270,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,576
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3511 34 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E0Z6

Amenities

Parking Spaces	3
Parking	Front Drive, Heated Garage, Triple Garage Attached, 220 Volt Wiring, Concrete Driveway, Enclosed, Garage Faces Front, Insulated, On Street, Owned, Paved, Plug-In, Private Electric Vehicle Charging Station(s)
# of Garages	3

Interior

Interior Features	Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Breakfast Bar, Built-in Features, French Door, Smart Home, Soaking Tub, Steam Room, Sump Pump(s), Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Built-In Refrigerator, Built-In Freezer, Oven-Built-In, Double Oven, Electric Oven, Freezer, Gas Oven, Gas Range, Gas Stove, Humidifier, Range
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s)
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Lighting
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn, Private, Rectangular Lot, City Lot, Views
Roof	Asphalt Shingle, Metal
Construction	Concrete, Wood Frame, Cement Fiber Board, Manufactured Floor Joist
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	75
Zoning	SR

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.