

\$2,225,000 - 3331 35 Avenue Sw, Calgary

MLS® #A2090929

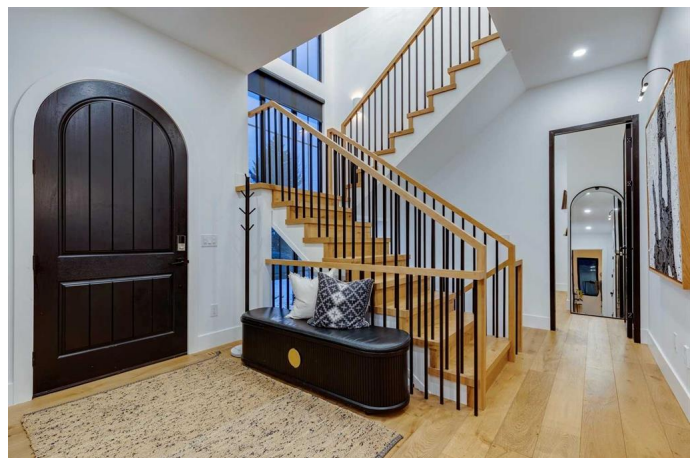
\$2,225,000

6 Bedroom, 8.00 Bathroom, 3,117 sqft

Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

New to market, this incredible custom home built by Ocean Home Calgary is located in the heart of Rutland Park. This two storey home was built in 2020 for a loving family that wanted a dream home that offered everything, including 6 bedrooms, 6 bathrooms, two wash bays, & two laundries. The main floor consists of an office, den, kitchen, dining, living room, butlers pantry, mudroom with laundry, & two powder rooms. Rich hardwood floors flow through the main and upper floors with soaring 10'™ ceilings and vaulted ceilings in the bedrooms. The main floor has a custom kitchen by Legacy Kitchens with high end appliances that include two dishwashers, a Blue Star range, Fisher & Paykel Fridge, Freezer & Wine, & Monogram Speed Oven. Beamed ceilings, a wood burning fireplace with a real plaster finish, and a large waterfall island compliment the rooms. Upstairs you will find 4 bedrooms, two with their own en-suites, two with a Jack&Jill and an upstairs Laundry Room. The primary bedroom has its own fireplace and private balcony with south facing exposure, walk-in closet, & a large en-suite. The Primary en-suite has heated floors, a wet room, with custom tile, soaker tub, dual vanities and high end fixtures. The basement has an additional two bedrooms, a full bath, & a secondary steam/shower room with sauna, a gym, storage room, and a large entertainment movie room. Radiant in-floor heating has been installed in the basement as well a roughed in wet bar. Every room in this home has had



custom tile and designs that you won't find in any other home. All interior walls in bedrooms were installed with Rockwool sound & fireproof insulation. The outdoor areas have been extensively landscaped that include, irrigation, a custom front patio, with lighting, & stone pavers. The backyard features a large composite deck, outdoor fireplace, a custom heated ImmerSpa with water features, lighting, a gas heater for deck and gas for BBQ. The oversized detached garage has been drywalled and insulated with its own electrical panel, gas line and utility room for spa. FEATURES INCLUDE: HARDWOOD FLOORS, BEAMED CEILINGS, 10â€™™ CEILINGS, HIGH-END APPLIANCES, STONE COUNTER-TOPS, 3 FIREPLACES, HEATED FLOORS, SAUNA, GYM, STEAM ROOM, CENTRAL-AIR, OUTDOOR HEATED SPA, EXTENSIVE LANDSCAPING, OVERSIZED DETACHED GARAGE.

Built in 2020

Essential Information

MLS® #	A2090929
Price	\$2,225,000
Sold Price	\$2,210,000
Bedrooms	6
Bathrooms	8.00
Full Baths	4
Half Baths	4
Square Footage	3,117
Acres	0.14
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3331 35 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0Z9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sauna, Skylight(s), Smart Home, Soaking Tub, Steam Room, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Range, Oven-Built-In, Range Hood, Washer/Dryer, Washer/Dryer Stacked, Wine Refrigerator
Heating	Combination, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Gas, Living Room, Mantle, Masonry, Outside, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Street Lighting, Underground Sprinklers, Yard Drainage, Yard Lights, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2023
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Date Sold	November 9th, 2023
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
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