

# \$869,000 - 8712 34 Avenue Nw, Calgary

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MLS® #A2103347

**\$869,000**

5 Bedroom, 4.00 Bathroom, 1,989 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Discover the epitome of exceptional living in this impeccably located home! Nestled on a serene street, mere steps from the enchanting Bowness Park and neighboring a school, this residence is a haven of tranquility. Boasting an expansive 2700sqft of living space, this 5-bed, 3.5-bath marvel is a testament to luxury and comfort. Prepare to be captivated by the myriad of upgrades that adorn this home. A stainless steel Kitchen Aid package featuring a built-in wall oven & microwave, double-door fridge with a waterline, dishwasher, custom canopy hood fan, and an LG front-load washer/dryer showcase the dedication to refined living. Step into the main level, where an open modern concept unfolds, featuring a spacious formal dining area, a large kitchen island with custom cabinets, a pantry, quartz countertops, pull-outs, under cabinet lighting, and more. The living room on this level is a retreat in itself, adorned with custom cabinets, a fireplace, and a custom mudroom with a bench & built-ins. Ascend to the upper level, where two spacious bedrooms, a laundry room with a sink, a main bath, and a bonus room with a tray ceiling offering 10ft height await. The master suite is a sanctuary with tray ceilings at 10ft height, a vast custom walk-in closet with built-ins, and a master ensuite featuring a freestanding tub, double vanity, and a custom-tiled shower. The fully developed basement adds another layer of indulgence with a substantial rec room boasting a wet bar, a full bath with a stand-up



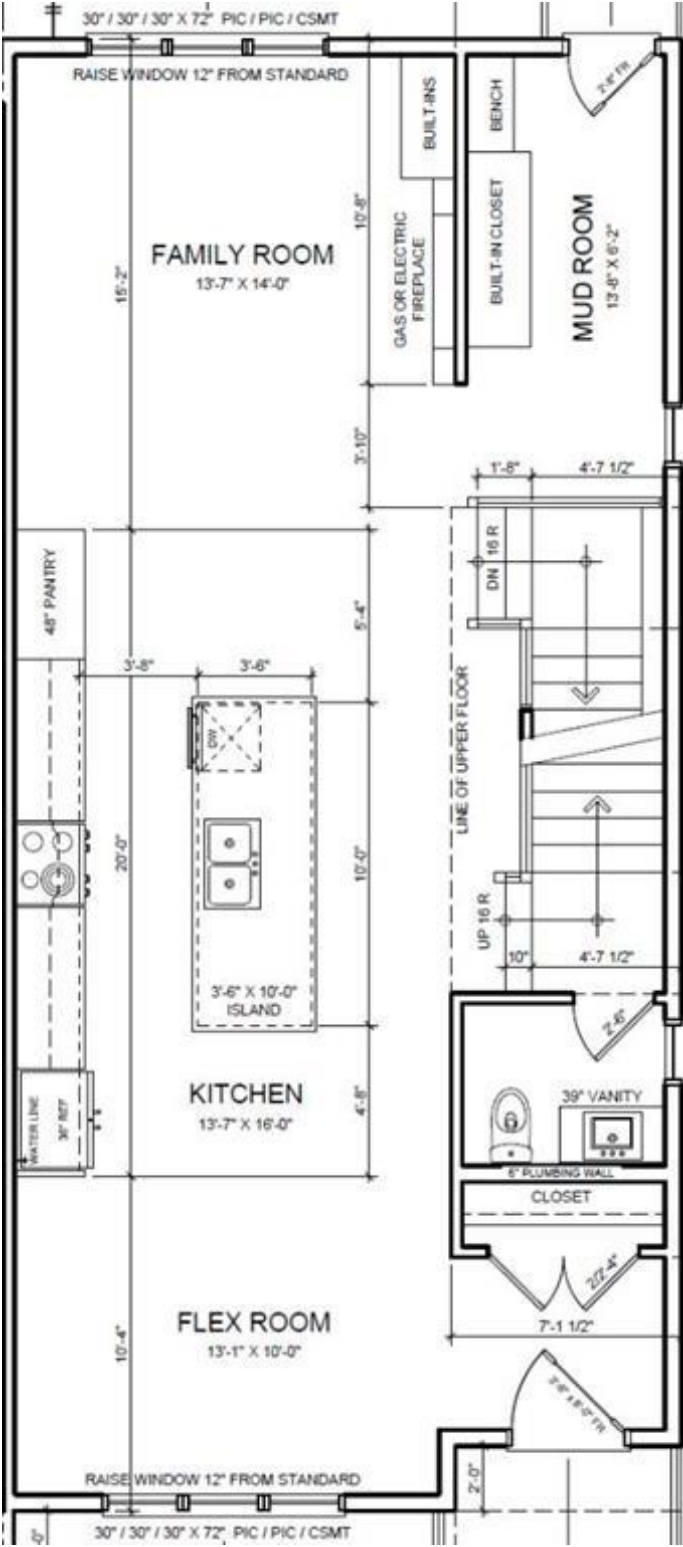
shower, and two additional bedrooms. The upgrades extend outdoors with exposed aggregate steps, a concrete patio, fully landscaped, new fencing, and a gas line to the garage & BBQ. Noteworthy features include 9ft ceilings on all levels, flat painted ceilings on the main & upper levels, knockdown ceilings in the basement, smart home security wiring for cameras & built-in speakers, upgraded lights package, Delta faucets, , central vac rough in, AC rough-in, CAT 5 wiring for TVs with additional outlets throughout. Revel in the luxury of 8ft doors throughout the home with high ceilings, creating an ambiance of grandeur. This residence is a testament to meticulous craftsmanship, blending contemporary aesthetics with intelligent design. Elevate your lifestyle in this extraordinary home – seize the opportunity before it's gone! Next door unit 8714 is currently available as well!

Built in 2023

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2103347               |
| Price          | \$869,000              |
| Sold Price     | \$835,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,989                  |
| Acres          | 0.14                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

Community Information



Address 8712 34 Avenue NW  
Subdivision Bowness  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3B 1R7

Amenities

Parking Spaces 2  
Parking Alley Access, Double Garage

Interior

Interior Features Bar, Built-in Features, Ceramic Vanity, High Ceilings, Kitchen Island, Home, Pantry, Quartz Countertops, Sump Pump(s), Tray Ceiling(s), Vinyl Flooring for Sound

Appliances Bar Fridge, Built-In Oven, Dishwasher, Humidifier, Microwave, Range Hood, Stacked

Heating Fireplace(s), Forced Air

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Stove

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Lighting, Private Back Yard

Lot Description Back Lane, City Lot, Front Yard, Lawn, Street Lighting, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Silent Floor Joists, Stucco, Wood Frame

Foundation Poured Concrete

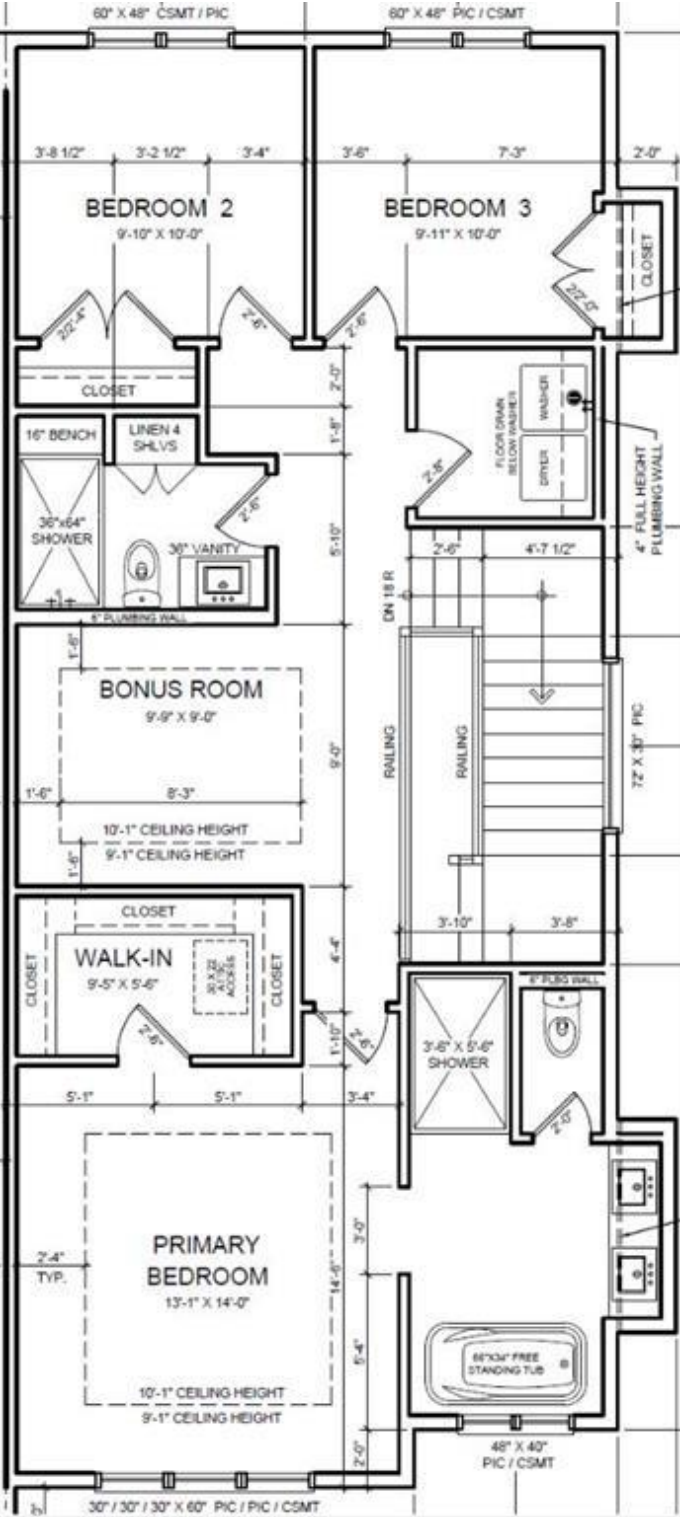
Additional Information

Date Listed January 24th, 2024

Date Sold March 11th, 2024

Days on Market 47

Zoning R-C2



HOA Fees                    0.00

**Listing Details**

Listing Office            Century 21 Bravo Realty

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