

\$1,150,000 - 3010 34 Street Sw, Calgary

MLS® #A2155305

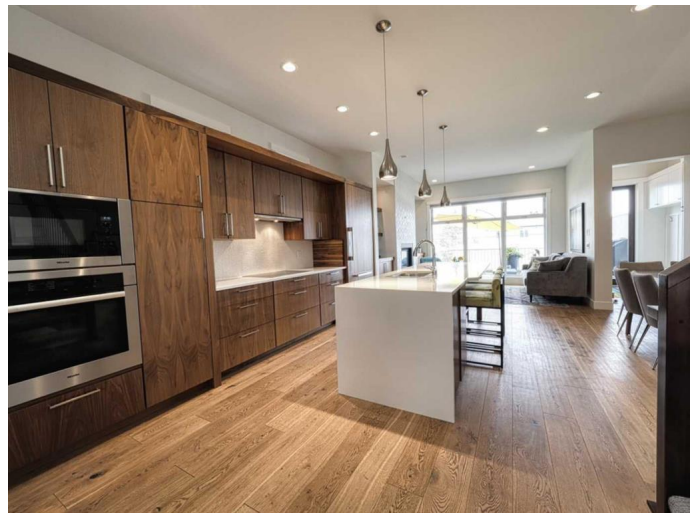
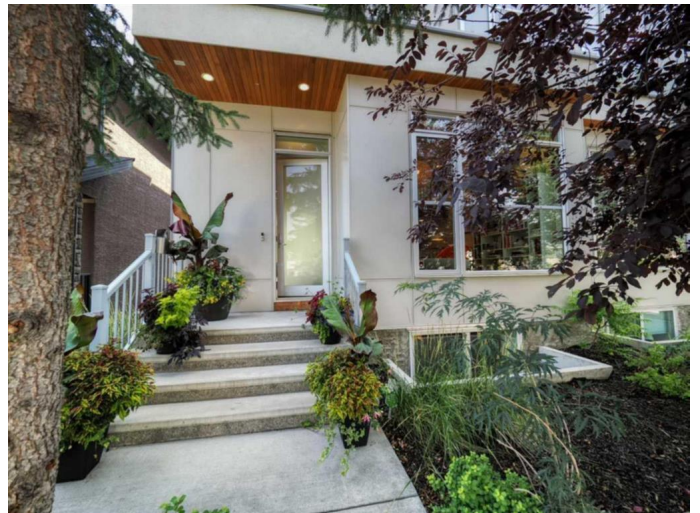
\$1,150,000

4 Bedroom, 4.00 Bathroom, 1,992 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Exciting & Exceptional! RARE, quality build with ICF common wall providing the ultimate in soundproof construction for a luxury infill. Don't worry about the kids and gregarious friends! Over 2700 sq.ft. of clever design and construction making the best use of space, light and timeless finishing details. A welcoming front approach opens to the front foyer and main floor which features 10 foot ceilings, organic wide plank oiled matte Oak hardwood floors, open living room, dining room and family room with a gas burning fireplace. The kitchen is equipped with striking walnut cabinetry, quartz countertops, generous island, Miele integrated appliances; induction range, and convection oven. Spacious and efficient layout makes this the ideal hub for the family living and entertaining. A large private deck off the kitchen is perfect for al fresco dining or morning coffee. Mid-Century inspired style fused with a fresh modern appeal completes the vibe throughout this home. Open riser staircase leads to the equally inviting second floor. The primary suite is curated for comfort; large walk in closet with, dual sided fireplace, a 5 piece ensuite plus a 5 piece shower, private water closet, and heated floors! There are two more bedrooms, both can easily accomodate queen size beds- perfect for the kids or an extra office space. Highlights of the upper floor include over 9 foot ceilings, spacious laundry, and more wide plank Oak hardwood floors. The professionally finished walkout basement is sure to please



anyone; high ceilings, in floor heat, fourth bedroom with walk in closet, full bath, recreation room, wet bar and a spacious mudroom complete with awesome built ins. There's also a convenient walkout to a private, outdoor living space to unplug and unwind. Not to be overshadowed, the back yard is just as lovely with mature perennials. Notable attributes include: Grohe shower systems in all bathrooms, Transom windows, Skylights, Central Air, Smart Thermostat, basement is wired for sound, TWO mudrooms with built-in storage plus an insulated and drywalled double garage with a paved lane! Ideally situated on a quiet street with mature trees and landscaping. Community oriented "Miracle on 34th Street" location; an annual gathering which celebrates music, food and fireside neighbourly connections.

Built in 2014

Essential Information

MLS® #	A2155305
Price	\$1,150,000
Sold Price	\$1,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,992
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3010 34 Street Sw
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Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2X2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Induction Cooktop, Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Master Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 14th, 2024
Days on Market	6
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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