

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

MLS® #A2246577

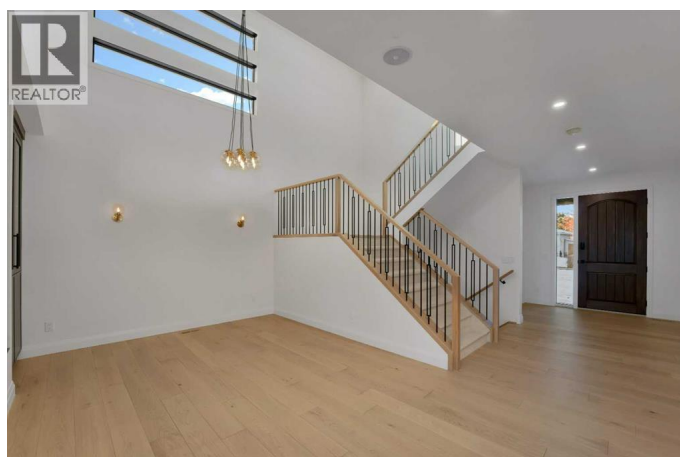
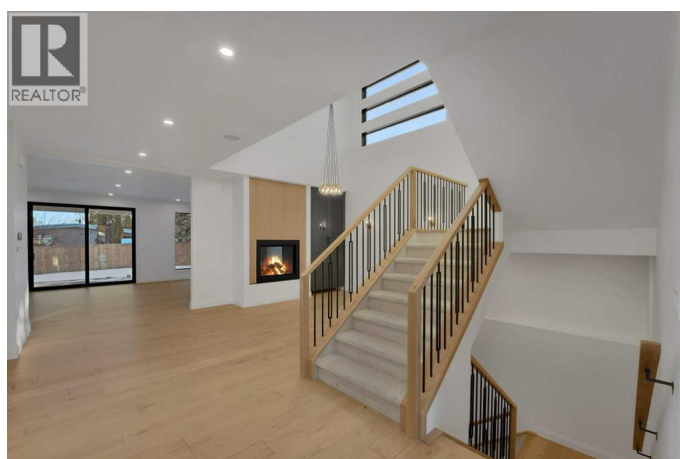
**\$2,270,000**

5 Bedroom, 5.00 Bathroom, 3,576 sqft

Single Family 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. (id:6289)

Built in 2024

Essential Information

Listing #	A2246577
Price	\$2,270,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Square Footage	3,576
Acres	0.14
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

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

Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, Back lane, French door, Closet Organizers, No Animal

	Home, No Smoking Home
Parking Spaces	3
Parking	Attached Garage, Concrete, Electric Vehicle Charging Station(s), Garage, Heated Garage, Street
# of Garages	4
View	View

## Interior

Appliances	Refrigerator, Oven - Electric, Oven - gas, Gas stove(s), Range - Gas, Stove, Range, Oven, Freezer, Oven - Built-In, Humidifier, Hood Fan, Garage door opener, Washer & Dryer
Heating	Natural gas Other, Forced air, In Floor Heating
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Concrete
Exterior Features	Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	CIR Realty
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Listing information last updated on October 14th, 2025 at 12:01pm PDT